



For release: November 2, 2017

Contact: James Mabey, REALTOR®, 2017 Chair, 780-264-6471
Michael Thompson, M.A., LL.M., President and CEO, 780-453-9340
Hilary Darrah, Marketing & Communications Supervisor, 780-453-9347

Year-over-year all residential housing prices up 1.72%

Edmonton, November 2, 2017: The average residential price in October for the Edmonton Census Metropolitan Area (CMA) is up 1.72% year-over-year (YoY) with reported unit sales down only 0.15% relative to October 2016.

All residential properties average price for October 2017 was \$370,484, up 0.06% from September. A single family home sold for an average of \$431,654; up 0.23% from September and up 1.44% from October 2016. The average price for condominiums was \$242,887, which decreased 3.74% over last month and decreased 0.45% compared to the same period in 2016. Duplex/rowhouses decreased slightly to an average of \$340,740 – down 0.55% from the previous month but up 1.15% from 2016.

“We continue to see stability in the all-residential average and median prices, and this stability has been primarily due to strong sales of single family homes, which are a staple of our marketplace,” explains James Mabey, Chair of the REALTORS® Association of Edmonton.

Unit sales are down across almost all categories. Condo sales are down 8.17% month over month, and down 7.12% year over year. Duplex/rowhouses are down 10.06% month over month and down 5.30% year over year. Single family home sales increased in October by 3.69% and only decreased slightly compared to October 2016, down 0.59%.

“Inventory is still higher than average, which has given buyers a larger selection and more time to make their choice,” Mabey said. “We will likely see average days on market grow as long as the inventory remains higher than last year.”

All residential active inventory remains robust with 7,691 residential properties available in the Edmonton CMA at the end of October, down from September by 7.11% but still up over last October by 7.7%.

Average days on market for all residential properties was 61 this month, up 5.17% over last month and unchanged from last year. Single family average days on market was up to 55, condominiums were averaging 67 days on market, and duplex/rowhouses took an average of 61 days to sell in October.

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)	October 2017	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$431,654	0.23%	1.44%
SFD median ⁴ selling price – month	\$390,000	-1.58%	-0.74%
Condominium average selling price	\$242,887	-3.74%	-0.45%
Condominium median selling price	\$231,250	2.82%	1.47%
All-residential ⁵ average selling price	\$370,484	0.06%	1.72%
All-residential median selling price	\$347,000	0.29%	-0.29%
# residential listings this month	2,362	-15.64%	10.68%
# residential sales this month	1,339	-0.15%	-2.90%
# residential inventory at month end	7,691	-7.11%	7.70%
# Total ⁶ MLS® System sales this month	1,724	-1.93%	-3.85%
\$ Value Total residential sales this month	551,695,331	-0.85%	-2.88%
\$ Value of total MLS® System sales – month	646,449,511	0.63%	-0.79%
\$ Value of total MLS® System sales - YTD	6,987,292,388	10.15%	0.10%

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.

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

October 2017

	2017	2016	2015	2014	2013
Single Family Detached					
Listings / YTD	1,329 / 15,833	1,180 / 15,640	1,270 / 16,659	1,246 / 14,800	1,063 / 13,772
Sales / YTD	842 / 8,855	847 / 8,903	776 / 9,339	907 / 10,267	898 / 9,368
Sales to Listings Ratio / YTD	63% / 56%	72% / 57%	61% / 56%	73% / 69%	84% / 68%
Sales Volume	363,452,578	360,405,354	336,305,570	389,187,635	355,812,758
Sales Volume YTD	3,885,223,777	3,867,855,743	4,097,001,314	4,434,920,623	3,835,712,199
Average Sale Price	431,654	425,508	433,383	429,093	396,228
Average Sale Price YTD	438,760	434,444	438,698	431,959	409,448
Median Sale Price	390,000	392,900	398,500	399,000	374,450
Median Sale Price YTD	400,000	402,700	408,000	400,500	380,000
Average Days on Market / YTD	55 / 51	58 / 52	57 / 48	48 / 44	50 / 47
Median Days on Market / YTD	41 / 35	44 / 38	43 / 34	34 / 29	36 / 32
Condominium					
Listings / YTD	730 / 9,437	706 / 8,977	686 / 8,765	578 / 7,445	572 / 7,332
Sales / YTD	326 / 3,712	351 / 3,771	359 / 4,389	443 / 5,019	460 / 4,447
Sales to Listings Ratio / YTD	45% / 39%	50% / 42%	52% / 50%	77% / 67%	80% / 61%
Sales Volume	79,181,204	85,635,933	88,013,629	114,851,871	107,830,852
Sales Volume YTD	929,411,998	948,297,018	1,109,358,806	1,265,048,735	1,074,170,512
Average Sale Price	242,887	243,977	245,163	259,259	234,415
Average Sale Price YTD	250,380	251,471	252,759	252,052	241,549
Median Sale Price	231,250	227,900	225,000	240,000	220,000
Median Sale Price YTD	229,750	234,000	235,000	233,000	227,000
Average Days on Market / YTD	67 / 66	65 / 62	63 / 54	56 / 52	62 / 60
Median Days on Market / YTD	58 / 51	55 / 49	52 / 42	47 / 37	44 / 44
Duplex/Rowhouse					
Listings / YTD	250 / 2,605	195 / 2,480	233 / 2,274	144 / 1,652	106 / 1,398
Sales / YTD	143 / 1,537	151 / 1,468	121 / 1,361	123 / 1,274	88 / 1,019
Sales to Listings Ratio / YTD	57% / 59%	77% / 59%	52% / 60%	85% / 77%	83% / 73%
Sales Volume	48,725,791	50,867,861	43,231,367	43,228,829	28,802,500
Sales Volume YTD	534,961,705	508,803,414	482,860,263	439,097,958	336,409,635
Average Sale Price	340,740	336,873	357,284	351,454	327,301
Average Sale Price YTD	348,056	346,596	354,783	344,661	330,137
Median Sale Price	327,000	324,612	340,000	342,000	318,450
Median Sale Price YTD	332,000	330,000	341,000	330,000	315,000
Average Days on Market / YTD	61 / 63	66 / 61	48 / 48	41 / 43	51 / 50
Median Days on Market / YTD	50 / 48	47 / 46	42 / 34	31 / 29	41 / 35
Total Residential²					
Listings / YTD	2,362 / 28,581	2,134 / 27,926	2,254 / 28,386	2,024 / 24,597	1,779 / 23,063
Sales / YTD	1,339 / 14,371	1,379 / 14,397	1,278 / 15,379	1,512 / 16,926	1,476 / 15,169
Sales to Listings Ratio / YTD	57% / 50%	65% / 52%	57% / 54%	75% / 69%	83% / 66%
Sales Volume	496,078,206	502,275,848	470,777,966	553,910,685	495,631,910
Sales Volume YTD	5,400,456,122	5,374,901,248	5,738,975,657	6,201,382,114	5,299,423,862
Average Sale Price	370,484	364,232	368,371	366,343	335,794
Average Sale Price YTD	375,788	373,335	373,170	366,382	349,359
Median Sale Price	347,000	348,000	346,000	350,000	326,700
Median Sale Price YTD	351,000	353,000	355,000	348,000	332,000
Average Days on Market / YTD	61 / 57	61 / 56	58 / 51	52 / 47	54 / 52
Median Days on Market / YTD	46 / 41	47 / 42	45 / 36	38 / 32	39 / 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.

October 2017

	2017	2016	2015	2014	2013
Acreege with Home					
Listings / YTD	128 / 1,851	105 / 1,812	113 / 2,006	115 / 1,991	130 / 1,848
Sales / YTD	72 / 776	79 / 775	73 / 834	90 / 939	80 / 795
Sales to Listings Ratio / YTD	56% / 42%	75% / 43%	65% / 42%	78% / 47%	62% / 43%
Sales Volume	45,160,700	44,414,100	43,438,800	52,522,200	41,411,225
Sales Volume YTD	466,991,142	444,964,911	501,800,685	544,247,185	435,917,349
Average Sale Price	627,232	562,204	595,052	583,580	517,640
Average Sale Price YTD	601,793	574,148	601,679	579,603	548,324
Median Sale Price	536,500	489,900	555,500	520,000	470,000
Median Sale Price YTD	565,000	545,000	550,000	540,000	511,500
Average Days on Market / YTD	92 / 83	82 / 77	69 / 73	81 / 72	73 / 72
Median Days on Market / YTD	59 / 55	69 / 54	52 / 52	58 / 47	55 / 54
Vacant Acreege and Recreational					
Listings / YTD	36 / 506	36 / 569	49 / 626	52 / 814	65 / 765
Sales / YTD	24 / 190	17 / 179	17 / 177	32 / 223	13 / 176
Sales to Listings Ratio / YTD	67% / 38%	47% / 31%	35% / 28%	62% / 27%	20% / 23%
Sales Volume	7,605,700	4,154,833	4,725,700	7,774,638	3,973,900
Sales Volume YTD	50,672,780	45,911,038	60,546,027	57,094,546	39,743,305
Average Sale Price	316,904	244,402	277,982	242,957	305,685
Average Sale Price YTD	266,699	256,486	342,068	256,029	225,814
Median Sale Price	245,000	163,333	252,000	230,500	190,000
Median Sale Price YTD	207,250	187,000	243,000	207,000	199,500
Average Days on Market / YTD	141 / 150	123 / 158	129 / 149	133 / 168	182 / 185
Median Days on Market / YTD	104 / 99	112 / 95	106 / 86	87 / 97	90 / 102
Recreational with Home					
Listings / YTD	3 / 25	1 / 32	1 / 39	0 / 33	6 / 60
Sales / YTD	0 / 10	1 / 11	1 / 17	2 / 16	2 / 19
Sales to Listings Ratio / YTD	0% / 40%	100% / 34%	100% / 44%	0% / 48%	33% / 32%
Sales Volume	0	622,000	734,900	565,000	850,000
Sales Volume YTD	3,676,900	5,336,000	6,571,050	6,226,100	7,821,700
Average Sale Price	0	622,000	734,900	282,500	425,000
Average Sale Price YTD	367,690	485,091	386,532	389,131	411,668
Median Sale Price	0	622,000	734,900	282,500	425,000
Median Sale Price YTD	381,500	519,000	349,900	422,000	340,000
Average Days on Market / YTD	0 / 85	133 / 108	21 / 117	180 / 76	85 / 64
Median Days on Market / YTD	0 / 65	133 / 94	21 / 56	180 / 59	85 / 43
Total Rural²					
Listings / YTD	167 / 2,382	142 / 2,413	163 / 2,671	167 / 2,838	201 / 2,673
Sales / YTD	96 / 976	97 / 965	91 / 1,028	124 / 1,178	95 / 990
Sales to Listings Ratio / YTD	57% / 41%	68% / 40%	56% / 38%	74% / 42%	47% / 37%
Sales Volume	52,766,400	49,190,933	48,899,400	60,861,838	46,235,125
Sales Volume YTD	521,340,822	496,211,949	568,917,762	607,567,831	483,482,354
Average Sale Price	549,650	507,123	537,356	490,821	486,686
Average Sale Price YTD	534,161	514,209	553,422	515,762	488,366
Median Sale Price	450,000	455,000	495,000	464,250	454,000
Median Sale Price YTD	506,000	495,000	520,000	493,400	470,000
Average Days on Market / YTD	104 / 96	90 / 92	80 / 87	96 / 91	88 / 92
Median Days on Market / YTD	64 / 57	73 / 60	57 / 56	71 / 54	60 / 58

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.

October 2017

	2017	2016	2015	2014	2013
Land					
Listings / YTD	16 / 137	7 / 104	11 / 138	15 / 113	16 / 156
Sales / YTD	1 / 17	5 / 23	0 / 15	2 / 20	6 / 23
Sales to Listings Ratio / YTD	6% / 12%	71% / 22%	0% / 11%	13% / 18%	38% / 15%
Sales Volume	615,000	5,605,000	0	329,000	3,741,000
Sales Volume YTD	19,542,700	25,113,750	11,297,500	28,408,100	24,833,000
Average Sale Price	615,000	1,121,000	0	164,500	623,500
Average Sale Price YTD	1,149,571	1,091,902	753,167	1,420,405	1,079,696
Median Sale Price	615,000	1,240,000	0	164,500	578,000
Median Sale Price YTD	850,000	735,000	485,000	570,000	475,000
Average Days on Market / YTD	62 / 189	108 / 203	0 / 220	117 / 217	207 / 228
Median Days on Market / YTD	62 / 110	75 / 130	0 / 131	117 / 143	177 / 127
Investment					
Listings / YTD	21 / 192	17 / 238	9 / 195	20 / 218	15 / 198
Sales / YTD	9 / 71	4 / 72	2 / 53	7 / 73	8 / 50
Sales to Listings Ratio / YTD	43% / 37%	24% / 30%	22% / 27%	35% / 33%	53% / 25%
Sales Volume	5,347,000	1,095,000	1,017,500	6,440,000	3,960,250
Sales Volume YTD	45,107,015	52,906,953	33,333,854	56,844,203	39,269,800
Average Sale Price	594,111	273,750	508,750	920,000	495,031
Average Sale Price YTD	635,310	734,819	628,941	778,688	785,396
Median Sale Price	600,000	280,000	508,750	560,000	375,000
Median Sale Price YTD	450,000	395,250	400,000	447,000	356,070
Average Days on Market / YTD	276 / 175	65 / 155	137 / 150	124 / 140	115 / 166
Median Days on Market / YTD	154 / 133	53 / 120	137 / 114	100 / 87	106 / 115
Multi Family					
Listings / YTD	5 / 43	1 / 46	4 / 50	5 / 57	5 / 93
Sales / YTD	3 / 15	2 / 18	0 / 18	4 / 27	5 / 35
Sales to Listings Ratio / YTD	60% / 35%	200% / 39%	0% / 36%	80% / 47%	100% / 38%
Sales Volume	5,969,000	1,649,998	0	4,315,000	3,195,000
Sales Volume YTD	20,929,000	24,007,998	24,729,000	36,732,300	32,582,684
Average Sale Price	1,989,667	824,999	0	1,078,750	639,000
Average Sale Price YTD	1,395,267	1,333,778	1,373,833	1,360,456	930,934
Median Sale Price	2,247,000	824,999	0	845,000	670,000
Median Sale Price YTD	1,305,000	1,030,000	1,162,500	1,250,000	710,000
Average Days on Market / YTD	78 / 92	149 / 179	0 / 146	159 / 110	90 / 74
Median Days on Market / YTD	51 / 70	149 / 90	0 / 99	105 / 82	48 / 60
Hotel/Motel					
Listings / YTD	0 / 4	1 / 2	0 / 4	3 / 6	0 / 3
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

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

October 2017

	2017	2016	2015	2014	2013
Business					
Listings / YTD	26 / 193	12 / 162	24 / 209	19 / 242	26 / 231
Sales / YTD	4 / 43	2 / 34	2 / 29	6 / 36	4 / 39
Sales to Listings Ratio / YTD	15% / 22%	17% / 21%	8% / 14%	32% / 15%	15% / 17%
Sales Volume	1,212,000	350,000	163,000	953,000	256,719
Sales Volume YTD	6,959,389	7,768,388	6,791,000	7,529,149	8,602,162
Average Sale Price	303,000	175,000	81,500	158,833	64,180
Average Sale Price YTD	161,846	228,482	234,172	209,143	220,568
Median Sale Price	179,000	175,000	81,500	137,000	55,860
Median Sale Price YTD	112,500	135,000	100,000	109,825	100,000
Average Days on Market / YTD	103 / 136	102 / 149	162 / 137	124 / 157	139 / 109
Median Days on Market / YTD	103 / 109	102 / 106	162 / 90	130 / 104	104 / 99
Lease					
Listings / YTD	16 / 202	17 / 220	23 / 160	16 / 150	12 / 143
Sales / YTD	2 / 65	11 / 64	3 / 46	4 / 44	3 / 53
Sales to Listings Ratio / YTD	13% / 32%	65% / 29%	13% / 29%	25% / 29%	25% / 37%
Sales Volume	69,000	828,111	383,513	488,460	896,103
Sales Volume YTD	7,593,752	8,196,460	5,840,734	7,054,705	6,741,798
Average Sale Price	34,500	75,283	127,838	122,115	298,701
Average Sale Price YTD	116,827	128,070	126,972	160,334	127,204
Median Sale Price	34,500	47,424	72,584	141,900	82,500
Median Sale Price YTD	67,869	66,300	80,132	103,669	95,040
Average Days on Market / YTD	139 / 193	131 / 132	156 / 155	154 / 140	169 / 147
Median Days on Market / YTD	139 / 119	105 / 95	128 / 68	96 / 102	113 / 77
Farms					
Listings / YTD	0 / 0	0 / 0	2 / 122	3 / 214	25 / 305
Sales / YTD	0 / 2	0 / 6	4 / 43	5 / 105	16 / 95
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	200% / 35%	167% / 49%	64% / 31%
Sales Volume	0	0	3,728,500	3,017,500	6,174,000
Sales Volume YTD	2,000,000	1,975,000	34,030,400	60,610,174	59,529,527
Average Sale Price	0	0	932,125	603,500	385,875
Average Sale Price YTD	1,000,000	329,167	791,405	577,240	626,627
Median Sale Price	0	0	689,250	550,000	362,500
Median Sale Price YTD	1,000,000	280,000	550,000	520,000	466,000
Average Days on Market / YTD	0 / 648	0 / 359	185 / 171	232 / 143	108 / 131
Median Days on Market / YTD	0 / 648	0 / 376	183 / 66	187 / 96	59 / 88
Total Commercial²					
Listings / YTD	84 / 770	55 / 773	73 / 877	81 / 1,000	99 / 1,129
Sales / YTD	19 / 213	24 / 217	11 / 204	28 / 305	42 / 295
Sales to Listings Ratio / YTD	23% / 28%	44% / 28%	15% / 23%	35% / 31%	42% / 26%
Sales Volume	13,212,000	9,528,109	5,292,513	15,542,960	18,223,072
Sales Volume YTD	102,131,856	119,968,549	116,022,488	197,178,631	171,558,971
Average Sale Price	695,368	397,005	481,138	555,106	433,883
Average Sale Price YTD	479,492	552,850	568,738	646,487	581,556
Median Sale Price	600,000	146,813	246,129	417,500	365,000
Median Sale Price YTD	275,000	290,000	320,000	414,800	335,000
Average Days on Market / YTD	183 / 172	114 / 160	164 / 158	152 / 145	129 / 138
Median Days on Market / YTD	116 / 119	100 / 114	130 / 96	120 / 98	104 / 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.

October 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	1,246	609	3,663	258
	May	5,668	1,376	624	4,239	258
	June	5,751	1,404	615	4,328	259
	July	5,644	1,349	591	4,227	255
	August	5,380	1,403	572	4,053	243
	September	4,850	1,278	584	3,661	262
	October	4,506	1,111	553	3,429	249
	November	3,945	957	554	2,959	264
	December	3,124	790	485	2,325	225
2015	January	4,147	863	531	3,119	266
	February	5,038	1,009	566	3,783	281
	March	5,972	1,136	592	4,414	285
	April	6,786	1,263	587	4,988	289
	May	7,327	1,337	585	5,458	291
	June	7,199	1,371	573	5,443	298
	July	7,216	1,364	572	5,494	299
	August	7,248	1,335	576	5,509	275
	September	7,123	1,245	565	5,347	268
	October	6,663	1,092	551	4,973	267
	November	6,344	1,025	552	4,754	270
	December	5,573	867	534	4,145	271
2016	January	5,899	882	511	4,330	263
	February	6,739	965	532	4,916	280
	March	7,412	1,071	559	5,405	313
	April	7,912	1,174	549	5,734	295
	May	8,037	1,137	582	5,883	319
	June	8,067	1,202	594	5,942	331
	July	7,909	1,183	572	5,804	316
	August	7,792	1,198	588	5,741	326
	September	7,710	1,194	573	5,767	321
	October	7,141	1,055	552	5,362	313
	November	6,788	979	560	5,115	328
	December	5,718	841	550	4,255	325
2017	January	5,759	808	511	4,278	300
	February	6,252	844	528	4,628	303
	March	6,910	905	559	5,114	311
	April	7,585	1,033	560	5,590	298
	May	8,368	1,157	564	6,227	296
	June	8,684	1,201	565	6,485	314
	July	8,629	1,198	557	6,487	300
	August	8,511	1,211	566	6,431	313
	September	8,280	1,178	560	6,303	325
	October	7,691	1,046	546	5,819	317

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.

October 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Single Family Detached							
Northwest	Sales	33	32	34	384	328	346
	Average	450,153	396,175	396,388	424,776	396,821	404,411
	Median	412,000	369,500	352,000	376,950	357,500	363,050
North Central	Sales	122	135	136	1,303	1,347	1,463
	Average	380,140	378,008	395,929	383,961	387,361	399,464
	Median	365,000	370,000	380,800	368,000	375,000	385,000
Northeast	Sales	35	46	32	364	389	424
	Average	342,630	348,293	336,353	348,123	342,414	346,542
	Median	312,000	343,839	315,000	320,750	327,000	330,000
Central	Sales	30	34	35	269	270	305
	Average	289,635	320,759	274,269	278,706	295,072	303,980
	Median	271,250	262,500	259,900	261,000	273,650	285,500
West	Sales	79	68	48	700	688	704
	Average	491,338	507,593	535,806	528,856	519,544	505,095
	Median	428,500	425,000	414,500	440,000	426,750	425,000
Southwest	Sales	96	87	92	1,042	991	1,033
	Average	539,605	545,851	591,636	562,877	546,287	557,795
	Median	475,000	483,000	486,000	494,750	490,000	488,000
Southeast	Sales	120	130	102	1,201	1,199	1,192
	Average	396,575	395,684	410,959	400,939	396,580	412,127
	Median	374,500	380,500	386,950	376,000	378,000	390,000
Anthony Henday	Sales	107	100	86	1,127	1,259	1,159
	Average	531,949	511,656	526,698	511,001	500,108	504,617
	Median	456,000	474,750	479,513	465,000	464,000	471,000
City of Edmonton Total	Sales	622	632	565	6,390	6,471	6,624
	Average	445,399	435,516	451,415	450,586	443,325	448,506
	Median	402,750	400,000	407,900	406,750	406,000	410,000
Condominiums							
Northwest	Sales	7	13	14	94	128	110
	Average	189,786	189,062	223,571	258,353	228,898	238,733
	Median	190,000	180,000	213,000	242,950	210,000	221,500
North Central	Sales	48	54	40	501	479	618
	Average	210,181	212,750	208,935	217,020	222,846	226,780
	Median	210,000	201,712	200,000	212,000	213,000	217,950
Northeast	Sales	24	26	24	246	258	300
	Average	159,721	161,518	200,790	177,075	192,871	196,863
	Median	165,000	158,250	197,000	173,000	193,000	195,850
Central	Sales	54	45	59	595	595	674
	Average	292,711	292,364	267,371	289,768	291,683	281,632
	Median	284,500	287,500	251,000	280,000	280,000	270,000
West	Sales	24	33	33	316	307	376
	Average	238,717	238,476	227,085	223,873	223,000	233,621
	Median	201,800	210,000	222,500	201,700	209,500	214,250
Southwest	Sales	45	39	64	594	544	744
	Average	270,254	286,572	271,040	284,672	277,107	279,487
	Median	265,000	260,000	248,250	267,250	258,700	261,700
Southeast	Sales	40	31	37	420	440	510
	Average	228,106	248,832	232,259	228,529	240,880	240,962
	Median	224,750	230,000	205,000	220,000	229,000	227,250
Anthony Henday	Sales	42	66	53	467	559	561
	Average	262,824	273,656	253,934	266,107	268,058	265,587
	Median	260,000	265,000	257,500	256,000	261,000	256,000
City of Edmonton Total	Sales	284	307	324	3,233	3,310	3,893
	Average	243,346	247,959	243,746	250,256	252,083	252,493
	Median	232,000	231,000	222,500	228,500	234,000	233,500

n/a = insufficient data

October 2017

	2017	2016	2015	2014	2013
Edmonton City Monthly					
Listings	1,829	1,685	1,766	1,613	1,463
Sales	1,046	1,077	1,003	1,180	1,141
Sales Volume	397,540,098	396,704,591	372,232,918	443,684,372	380,723,136
Edmonton City Year to Date					
Listings	22,299	21,667	22,107	19,328	18,054
Sales	11,034	11,104	11,796	13,026	11,508
Sales Volume	4,200,385,665	4,194,320,922	4,421,473,154	4,812,579,701	4,038,656,655
Edmonton City Month End Active Inventory					
Residential	5,819	5,362	4,973	3,429	3,586
Commercial	317	313	267	249	286
TOTAL	6,136	5,675	5,240	3,678	3,872
<hr/>					
Edmonton CMA Monthly					
Listings	2,613	2,331	2,490	2,272	2,079
Sales	1,454	1,500	1,380	1,664	1,613
Sales Volume	562,056,606	560,994,890	524,969,879	630,315,483	560,090,107
Edmonton CMA Year to Date					
Listings	31,733	31,112	31,934	28,435	26,865
Sales	15,560	15,579	16,611	18,409	16,454
Sales Volume	6,023,928,800	5,991,081,746	6,423,915,907	7,006,128,576	5,954,465,187
Edmonton CMA Month End Active Inventory					
Residential	7,691	7,141	6,663	4,506	4,781
Rural	1,046	1,055	1,092	1,111	1,165
Commercial	546	552	551	553	643
TOTAL	9,283	8,748	8,306	6,170	6,589
<hr/>					
Total Board Monthly					
Listings	3,188	2,865	3,021	2,882	2,612
Sales	1,724	1,793	1,658	2,071	1,992
Sales Volume	646,449,511	651,608,879	615,515,351	751,299,483	675,170,102
Total Board Year to Date					
Listings	39,147	38,513	39,669	36,405	34,457
Sales	18,622	18,695	19,983	22,585	20,490
Sales Volume	6,987,292,388	6,980,343,946	7,522,760,159	8,351,749,092	7,184,388,668

October 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Barrhead	Sales	4	7	6	61	50	58
	Sales Volume	n/a	1,349,500	946,000	14,002,515	11,070,323	12,426,300
	Average Price	n/a	192,786	157,667	229,549	221,406	214,247
	Median Price	n/a	230,000	134,250	220,000	221,000	228,500
Beaumont	Sales	25	19	24	314	235	282
	Sales Volume	9,793,000	7,236,300	9,742,400	136,299,713	98,917,912	121,700,028
	Average Price	391,720	380,858	405,933	434,076	420,927	431,560
	Median Price	384,000	369,000	380,000	430,000	405,000	415,450
Bonnyville	Sales	7	5	8	68	57	77
	Sales Volume	1,732,525	1,555,400	2,420,000	18,421,175	17,592,150	25,116,990
	Average Price	247,504	311,080	302,500	270,900	308,634	326,195
	Median Price	239,900	257,500	316,250	290,750	312,000	322,500
Cold Lake	Sales	14	25	23	212	226	214
	Sales Volume	3,371,500	7,279,000	8,328,100	67,676,895	73,339,774	79,556,596
	Average Price	240,821	291,160	362,091	319,231	324,512	371,760
	Median Price	273,750	288,000	360,000	317,000	321,000	369,200
Devon	Sales	6	4	10	75	67	80
	Sales Volume	2,116,000	n/a	3,202,900	25,146,316	21,487,050	26,149,988
	Average Price	352,667	n/a	320,290	335,284	320,702	326,875
	Median Price	358,750	n/a	295,000	325,499	325,000	317,750
Drayton Valley	Sales	6	3	11	102	80	102
	Sales Volume	1,426,700	n/a	2,730,400	26,194,012	21,841,074	29,720,398
	Average Price	237,783	n/a	248,218	256,804	273,013	291,376
	Median Price	263,000	n/a	273,000	269,450	278,500	306,500
Fort Saskatchewan	SFD Sales	24	28	23	270	297	308
	SFD Average Price	423,250	424,864	392,148	416,917	424,059	414,441
	SFD Median Price	405,000	397,500	365,000	400,750	419,900	410,000
	Condo Sales	6	3	5	55	57	59
	Condo Average Price	191,167	n/a	255,300	241,983	244,544	237,881
	Condo Median Price	172,500	n/a	227,500	220,000	239,000	215,000
Total Sales Volume	13,717,500	15,201,531	11,469,906	163,061,208	171,279,280	167,883,846	
Gibbons	Sales	6	4	7	62	43	58
	Sales Volume	2,244,500	n/a	2,341,500	19,494,000	12,915,900	17,100,730
	Average Price	374,083	n/a	334,500	314,419	300,370	294,840
	Median Price	330,000	n/a	280,000	287,750	296,900	282,250
Leduc	SFD Sales	29	34	26	296	314	362
	SFD Average Price	369,107	374,538	358,354	378,632	376,799	389,536
	SFD Median Price	346,600	369,750	354,950	371,650	362,000	369,500
	Condo Sales	4	1	4	51	45	72
	Condo Average Price	n/a	n/a	n/a	231,469	240,409	246,500
	Condo Median Price	n/a	n/a	n/a	217,000	224,950	233,500
	Total Sales Volume	12,466,750	15,465,300	11,674,906	142,619,563	155,989,333	181,071,897

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.

October 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Morinville	Sales	18	24	13	179	175	215
	Sales Volume	5,569,008	7,736,800	4,315,400	58,326,148	58,452,410	72,099,650
	Average Price	309,389	322,367	331,954	325,844	334,014	335,347
	Median Price	336,000	331,150	350,000	330,000	340,000	346,000
Sherwood Park	SFD Sales	63	57	65	699	771	803
	SFD Average Price	460,404	454,198	474,911	458,828	455,669	461,991
	SFD Median Price	427,000	455,000	446,000	434,900	427,400	440,000
	Condo Sales	13	21	18	181	209	231
	Condo Average Price	290,462	334,400	319,898	305,256	315,400	323,349
	Condo Median Price	289,000	300,000	317,500	297,500	305,000	310,000
	Total Sales Volume	35,109,950	34,348,600	38,437,872	404,058,970	446,854,512	469,098,075
Spruce Grove	SFD Sales	29	34	29	374	395	412
	SFD Average Price	362,900	379,759	378,962	391,906	401,473	409,800
	SFD Median Price	352,500	372,750	380,000	383,750	390,000	397,500
	Condo Sales	3	5	5	65	46	54
	Condo Average Price	n/a	221,580	194,929	229,490	231,028	237,874
	Condo Median Price	n/a	248,000	200,000	214,000	215,000	223,500
	Total Sales Volume	15,194,585	17,294,887	13,532,547	198,354,960	209,362,744	215,640,236
St. Albert	SFD Sales	64	47	50	673	703	735
	SFD Average Price	459,049	495,369	462,394	470,549	475,082	485,033
	SFD Median Price	416,500	440,000	432,500	435,000	431,900	449,500
	Condo Sales	13	17	14	188	208	200
	Condo Average Price	315,154	234,712	289,321	284,145	265,790	276,841
	Condo Median Price	275,000	221,500	279,000	264,500	240,000	263,500
	Total Sales Volume	34,728,440	29,134,831	28,941,102	385,481,060	400,384,833	423,953,551
St. Paul	Sales	9	10	8	86	89	83
	Sales Volume	2,048,500	2,799,388	2,018,000	22,401,600	22,072,888	22,468,100
	Average Price	227,611	279,939	252,250	260,484	248,010	270,700
	Median Price	205,000	307,500	250,250	265,000	229,000	269,500
Stony Plain	Sales	28	36	22	322	272	284
	Sales Volume	8,445,425	10,263,610	8,256,400	105,885,399	86,876,355	100,402,633
	Average Price	301,622	285,100	375,291	328,837	319,398	353,530
	Median Price	302,500	303,250	324,450	325,000	323,556	349,875
Vegreville	Sales	4	5	8	57	63	74
	Sales Volume	n/a	1,623,000	1,640,500	12,135,400	14,732,775	16,298,850
	Average Price	n/a	324,600	205,063	212,902	233,854	220,255
	Median Price	n/a	315,000	223,750	217,000	220,000	225,000
Westlock	Sales	4	6	5	54	70	58
	Sales Volume	n/a	1,223,500	1,287,000	10,478,650	13,857,885	12,586,700
	Average Price	n/a	203,917	257,400	194,049	197,970	217,012
	Median Price	n/a	167,500	252,000	202,250	185,500	220,500
Wetaskiwin	Sales	10	25	8	123	176	177
	Sales Volume	2,442,900	6,852,151	2,412,400	28,437,150	41,515,065	42,475,482
	Average Price	244,290	274,086	301,550	231,196	235,881	239,974
	Median Price	248,750	250,000	262,875	227,000	236,826	240,000

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.

October 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Rural¹ Sales by County							
Athabasca County	Sales	3	1	2	36	19	18
	Sales Volume	n/a	n/a	n/a	9,098,476	3,061,775	3,418,700
Bonnyville M.D.	Sales	10	4	9	104	65	77
	Sales Volume	3,635,000	n/a	3,996,000	39,434,890	25,272,400	28,803,050
Lac la Biche County	Sales	0	0	0	4	2	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	15	19	10	155	163	136
	Sales Volume	6,182,700	8,544,233	4,761,000	74,597,580	76,493,583	80,149,627
Parkland County	Sales	37	32	38	414	389	432
	Sales Volume	18,827,100	12,673,900	18,106,100	200,708,867	180,554,232	211,049,380
Smoky Lake County	Sales	2	2	0	13	14	8
	Sales Volume	n/a	n/a	n/a	1,946,500	3,673,900	2,140,500
St. Paul County	Sales	6	4	4	74	60	65
	Sales Volume	1,550,000	n/a	n/a	14,203,900	12,012,600	13,040,600
Strathcona County	Sales	27	30	26	242	259	305
	Sales Volume	18,085,400	20,322,600	16,521,300	151,096,617	159,544,543	189,340,600
Sturgeon County	Sales	17	16	17	165	154	155
	Sales Volume	9,671,200	7,650,200	9,511,000	94,937,758	79,619,591	88,378,155
Thorhild County	Sales	3	1	0	32	24	24
	Sales Volume	n/a	n/a	n/a	7,686,983	6,687,237	5,466,300
Two Hills County	Sales	1	1	1	16	13	14
	Sales Volume	n/a	n/a	n/a	4,979,200	3,946,500	2,825,300
Vermilion River County	Sales	0	0	0	0	1	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.

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.

October 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	1	2	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	1	0	0	9	4	4
	Sales Volume	n/a	n/a	n/a	3,921,160	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	1	3	4	17
	Sales Volume	n/a	n/a	n/a	n/a	n/a	14,719,500
Parkland County	Sales	2	0	1	5	7	15
	Sales Volume	n/a	n/a	n/a	2,138,047	6,157,950	9,401,650
Smoky Lake County	Sales	1	0	0	5	1	3
	Sales Volume	n/a	n/a	n/a	1,022,500	n/a	n/a
St. Paul County	Sales	1	0	0	5	10	6
	Sales Volume	n/a	n/a	n/a	1,899,908	3,794,900	1,423,000
Strathcona County	Sales	0	0	1	1	4	8
	Sales Volume	n/a	n/a	n/a	n/a	n/a	9,133,750
Sturgeon County	Sales	0	0	1	1	3	7
	Sales Volume	n/a	n/a	n/a	n/a	n/a	4,383,000
Thorhild County	Sales	1	0	0	1	2	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	0	0	3
	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.