



## REALTORS® Association of Edmonton

Edmonton Real Estate Board – Co-operative Listing Bureau Limited

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### **Stable residential prices not affected by slower sales**

*Edmonton market continues to remain stable during economic uncertainty*

**Edmonton, October 4, 2016:**

September's all residential average sale price in the Edmonton Census Metropolitan Area (CMA) continues to remain strong both month-over-month (m/m) and year-over-year (y/y) up 1.1% and 1.5% respectively. The average price of single family homes remains consistent down less than 1% m/m and down 0.2% y/y to \$430,761. Condos average prices also remained flat at \$251,365 (-0.06% m/m, -0.45% y/y). Average prices for duplex and rowhouses stood firm, up 4.66% from August 2016 and down slightly year-over-year for the month of September.

"We are moving into the quieter real estate months with a healthy inventory, strong prices and slower listings and sales," said Steve Sedgwick, Chair of the REALTORS® Association of Edmonton. "It continues to be a good time to buy. We usually see less inventory coming into winter months, so it is beneficial for buyers to have a respectable selection and reassuring for sellers to see continued stability in average sale prices."

1,339 units reported sold in September 2016; all residential sales in the Edmonton CMA were down 6.56% m/m and down 8.41% y/y. 846 single family homes were reported sold, down 3% from the previous year. Reported condo sales at 327 were down over 20% relative to September 2015. Duplex/rowhouse sales at 135 were down by only 1 unit from August but down 5.59% over last year. All residential listings were down slightly for September -0.29% m/m and -1.47% y/y.

"We expect to see listings and sales slow as winter approaches. We may begin to see the effects of slight downward pressure on prices, but do not expect to see any drastic movement as our market continues to remain stable," said Sedgwick. "Sellers can expect to wait a little longer than previous years for their property to sell."

The number of days the average residence in the Edmonton CMA took to sell in the month of September was 57. This is up two days from August 2016 and up three days from September 2015. On average, single family detached homes sold in 54 days in September, while condominiums sold in an average of 65 days and duplex/rowhouses sold in 60 days.

There were 7,857 residential properties available in the Edmonton CMA at the end of September, down less than 1% from 7,908 in August 2016, but up 10.54% from the 7,108 properties available on the MLS® System at the end of September 2015.

Review these statistics and more at [www.ereb.com](http://www.ereb.com).

### Highlights of MLS® System activity

MLS® System Activity (for all-residential sales in Edmonton CMA <sup>1</sup> )	September 2016	M/M % Change	Y/Y % Change
SFD <sup>2</sup> average <sup>3</sup> selling price – month	\$430,461	-0.90%	-0.24%
SFD median <sup>4</sup> selling price – month	\$397,250	-0.69%	-0.69%
Condominium average selling price	\$251,365	-0.06%	-0.45%
Condominium median selling price	\$230,000	-2.13%	1.10%
Duplex/Rowhouse average selling price	\$360,388	4.66%	-0.61%
Duplex/Rowhouse median selling price	\$340,000	4.53%	-0.80%
All-residential <sup>5</sup> average selling price	\$373,926	1.07%	1.53%
All-residential median selling price	\$356,000	3.19%	0.85%
# residential listings this month	2,739	-0.29%	-1.47%
# residential sales this month (reported)	1,339	-6.56%	-8.41%
# residential inventory at month end	7,857	-0.64%	10.54%
# Total <sup>6</sup> MLS® System sales this month	1,721	-9.66%	-9.33%
\$ Value Total residential sales this month	\$564 million	-7.15%	-7.05%
\$ Value of total MLS® System sales – month	\$639 million	-9.82%	-9.85%
\$ Value of total MLS® System sales - YTD	\$6.33 billion	+12.26%	-8.26%

<sup>1</sup> Census Metropolitan Area (Edmonton and municipalities in the four surrounding counties)

<sup>2</sup> Single Family Dwelling

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

<sup>4</sup> Median: The middle figure in an ordered list of all sales prices

<sup>5</sup> Residential includes SFD, condos and duplex/row houses

<sup>6</sup> Includes residential, rural and commercial sales

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

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

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## September 2016

	2016	2015	2014	2013	2012
<b>Single Family Detached</b>					
Listings / YTD	1,500 / 14,685	1,660 / 15,623	1,335 / 13,697	1,228 / 12,672	1,266 / 13,581
Sales / YTD	846 / 8,034	923 / 8,589	1,020 / 9,400	906 / 8,511	773 / 8,323
Sales to Listings Ratio / YTD	56% / 55%	56% / 55%	76% / 69%	74% / 67%	61% / 61%
Sales Volume	364,170,212	398,257,053	445,157,969	370,256,075	304,077,725
Sales Volume YTD	3,500,071,089	3,768,960,446	4,065,914,008	3,496,714,399	3,269,612,791
Average Sale Price	430,461	431,481	436,429	408,671	393,374
Average Sale Price YTD	435,657	438,812	432,544	410,846	392,841
Median Sale Price	397,250	400,000	404,250	379,950	367,000
Median Sale Price YTD	405,000	409,500	401,500	380,000	366,005
Average Days on Market / YTD	54 / 51	51 / 47	47 / 43	49 / 46	51 / 48
Median Days on Market / YTD	42 / 37	37 / 33	37 / 29	34 / 31	39 / 35
<b>Condominium</b>					
Listings / YTD	903 / 8,376	776 / 8,192	621 / 6,918	608 / 6,725	629 / 6,950
Sales / YTD	327 / 3,419	433 / 4,041	486 / 4,594	432 / 4,020	352 / 3,540
Sales to Listings Ratio / YTD	36% / 41%	56% / 49%	78% / 66%	71% / 60%	56% / 51%
Sales Volume	82,196,319	109,337,196	122,230,680	104,860,498	78,964,092
Sales Volume YTD	862,470,966	1,025,574,521	1,155,219,881	972,967,360	830,306,984
Average Sale Price	251,365	252,511	251,503	242,733	224,330
Average Sale Price YTD	252,258	253,792	251,463	242,032	234,550
Median Sale Price	230,000	227,500	230,000	226,000	217,750
Median Sale Price YTD	235,000	235,000	232,500	227,750	221,000
Average Days on Market / YTD	65 / 62	59 / 53	52 / 51	63 / 59	64 / 58
Median Days on Market / YTD	50 / 48	47 / 41	40 / 36	47 / 44	51 / 44
<b>Duplex/Rowhouse</b>					
Listings / YTD	250 / 2,320	272 / 2,079	166 / 1,523	141 / 1,293	116 / 1,304
Sales / YTD	135 / 1,314	150 / 1,244	131 / 1,158	77 / 930	74 / 783
Sales to Listings Ratio / YTD	54% / 57%	55% / 60%	79% / 76%	55% / 72%	64% / 60%
Sales Volume	48,652,314	54,391,092	45,754,402	26,087,708	23,455,972
Sales Volume YTD	456,964,368	440,927,846	398,267,629	307,202,085	245,558,290
Average Sale Price	360,388	362,607	349,270	338,801	316,973
Average Sale Price YTD	347,766	354,444	343,927	330,325	313,612
Median Sale Price	340,000	342,750	335,000	327,000	307,000
Median Sale Price YTD	331,500	341,000	330,000	315,000	300,692
Average Days on Market / YTD	60 / 60	50 / 47	42 / 43	41 / 49	53 / 50
Median Days on Market / YTD	45 / 46	40 / 34	32 / 29	28 / 34	36 / 36
<b>Total Residential<sup>2</sup></b>					
Listings / YTD	2,739 / 26,173	2,780 / 26,523	2,191 / 22,792	2,029 / 21,208	2,053 / 22,505
Sales / YTD	1,339 / 12,992	1,543 / 14,133	1,664 / 15,485	1,437 / 13,771	1,228 / 12,878
Sales to Listings Ratio / YTD	49% / 50%	56% / 53%	76% / 68%	71% / 65%	60% / 57%
Sales Volume	500,686,884	568,249,141	618,434,251	504,647,281	410,332,819
Sales Volume YTD	4,864,084,796	5,277,415,287	5,675,346,366	4,827,562,560	4,380,266,999
Average Sale Price	373,926	368,276	371,655	351,181	334,147
Average Sale Price YTD	374,391	373,411	366,506	350,560	340,136
Median Sale Price	356,000	353,000	349,000	336,000	319,000
Median Sale Price YTD	354,894	357,000	347,850	332,800	324,975
Average Days on Market / YTD	57 / 55	54 / 49	49 / 46	54 / 52	56 / 52
Median Days on Market / YTD	45 / 41	41 / 36	37 / 32	38 / 35	42 / 38

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

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

## September 2016

	2016	2015	2014	2013	2012
<b>Acreeage with Home</b>					
Listings / YTD	168 / 1,723	171 / 1,909	173 / 1,892	146 / 1,720	142 / 1,863
Sales / YTD	60 / 696	82 / 762	102 / 853	83 / 721	73 / 710
Sales to Listings Ratio / YTD	36% / 40%	48% / 40%	59% / 45%	57% / 42%	51% / 38%
Sales Volume	35,199,132	46,821,750	58,299,800	44,137,250	39,459,051
Sales Volume YTD	401,143,427	458,792,385	492,292,385	397,420,624	388,531,227
Average Sale Price	586,652	570,997	571,567	531,774	540,535
Average Sale Price YTD	576,355	602,090	577,131	551,208	547,227
Median Sale Price	544,500	535,000	535,500	507,000	500,000
Median Sale Price YTD	547,750	550,000	540,000	515,000	510,000
Average Days on Market / YTD	81 / 77	81 / 73	72 / 71	86 / 71	66 / 71
Median Days on Market / YTD	70 / 53	67 / 52	62 / 46	63 / 53	51 / 53
<b>Vacant Acreeage and Recreational</b>					
Listings / YTD	46 / 536	66 / 578	54 / 764	63 / 703	67 / 730
Sales / YTD	16 / 162	18 / 163	25 / 199	25 / 163	15 / 133
Sales to Listings Ratio / YTD	35% / 30%	27% / 28%	46% / 26%	40% / 23%	22% / 18%
Sales Volume	3,402,900	5,374,500	4,799,500	4,617,295	3,421,038
Sales Volume YTD	41,756,205	56,596,327	52,861,283	35,905,555	30,849,422
Average Sale Price	212,681	298,583	191,980	184,692	228,069
Average Sale Price YTD	257,754	347,217	265,635	220,279	231,951
Median Sale Price	190,000	175,000	155,500	187,500	195,238
Median Sale Price YTD	187,500	243,000	205,000	200,000	210,000
Average Days on Market / YTD	98 / 162	123 / 148	215 / 173	237 / 185	171 / 178
Median Days on Market / YTD	66 / 95	67 / 86	140 / 98	116 / 100	118 / 116
<b>Recreational with Home</b>					
Listings / YTD	4 / 34	3 / 38	1 / 34	1 / 54	7 / 86
Sales / YTD	1 / 10	0 / 16	1 / 14	1 / 17	1 / 23
Sales to Listings Ratio / YTD	25% / 29%	0% / 42%	100% / 41%	100% / 31%	14% / 27%
Sales Volume	675,000	0	852,500	64,000	307,000
Sales Volume YTD	4,714,000	5,836,150	5,661,100	6,971,700	8,057,810
Average Sale Price	675,000	0	852,500	64,000	307,000
Average Sale Price YTD	471,400	364,759	404,364	410,100	350,340
Median Sale Price	675,000	0	852,500	64,000	307,000
Median Sale Price YTD	484,500	316,575	439,500	309,000	312,000
Average Days on Market / YTD	33 / 105	0 / 123	11 / 59	134 / 58	126 / 107
Median Days on Market / YTD	33 / 81	0 / 58	11 / 52	134 / 43	126 / 63
<b>Total Rural<sup>2</sup></b>					
Listings / YTD	218 / 2,293	240 / 2,525	228 / 2,690	210 / 2,477	216 / 2,679
Sales / YTD	77 / 868	100 / 941	128 / 1,066	109 / 901	89 / 866
Sales to Listings Ratio / YTD	35% / 38%	42% / 37%	56% / 40%	52% / 36%	41% / 32%
Sales Volume	39,277,032	52,196,250	63,951,800	48,818,545	43,187,089
Sales Volume YTD	447,613,632	521,224,862	550,814,768	440,297,879	427,438,459
Average Sale Price	510,091	521,963	499,623	447,877	485,248
Average Sale Price YTD	515,684	553,905	516,712	488,677	493,578
Median Sale Price	470,000	489,000	495,000	441,000	468,000
Median Sale Price YTD	499,500	520,000	495,000	470,000	460,550
Average Days on Market / YTD	84 / 93	88 / 87	100 / 90	121 / 91	84 / 89
Median Days on Market / YTD	68 / 59	67 / 55	65 / 53	71 / 57	63 / 58

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

<sup>2</sup> 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.

## September 2016

	2016	2015	2014	2013	2012
<b>Land</b>					
Listings / YTD	14 / 99	16 / 132	16 / 102	9 / 147	12 / 148
Sales / YTD	1 / 19	2 / 16	2 / 19	3 / 20	2 / 28
Sales to Listings Ratio / YTD	7% / 19%	13% / 12%	13% / 19%	33% / 14%	17% / 19%
Sales Volume	1,350,000	1,052,000	548,000	711,000	550,000
Sales Volume YTD	21,358,750	11,549,500	28,289,100	22,833,000	20,111,400
Average Sale Price	1,350,000	526,000	274,000	237,000	275,000
Average Sale Price YTD	1,124,145	721,844	1,488,900	1,141,650	718,264
Median Sale Price	1,350,000	526,000	274,000	156,000	275,000
Median Sale Price YTD	590,000	452,500	600,000	472,500	447,500
Average Days on Market / YTD	48 / 229	121 / 215	42 / 218	248 / 251	181 / 145
Median Days on Market / YTD	48 / 174	121 / 131	42 / 127	227 / 171	181 / 126
<b>Investment</b>					
Listings / YTD	22 / 220	23 / 199	30 / 224	21 / 209	19 / 213
Sales / YTD	9 / 70	8 / 58	5 / 67	6 / 55	3 / 68
Sales to Listings Ratio / YTD	41% / 32%	35% / 29%	17% / 30%	29% / 26%	16% / 32%
Sales Volume	5,962,000	3,454,155	907,081	2,975,000	3,340,000
Sales Volume YTD	52,758,603	37,296,354	48,391,598	39,420,025	46,872,349
Average Sale Price	662,444	431,769	181,416	495,833	1,113,333
Average Sale Price YTD	753,694	643,041	722,263	716,728	689,299
Median Sale Price	640,000	459,884	197,000	327,500	345,000
Median Sale Price YTD	412,938	412,000	418,250	350,000	411,500
Average Days on Market / YTD	155 / 159	207 / 149	123 / 138	76 / 152	105 / 154
Median Days on Market / YTD	150 / 124	237 / 113	74 / 83	51 / 94	108 / 101
<b>Multi Family</b>					
Listings / YTD	4 / 47	3 / 46	10 / 53	11 / 91	8 / 84
Sales / YTD	1 / 16	5 / 18	2 / 23	3 / 30	7 / 36
Sales to Listings Ratio / YTD	25% / 34%	167% / 39%	20% / 43%	27% / 33%	88% / 43%
Sales Volume	910,000	7,060,000	1,809,000	3,545,000	5,412,000
Sales Volume YTD	22,358,000	24,729,000	32,417,300	29,762,684	35,246,600
Average Sale Price	910,000	1,412,000	904,500	1,181,667	773,143
Average Sale Price YTD	1,397,375	1,373,833	1,409,448	992,089	979,072
Median Sale Price	910,000	1,250,000	904,500	600,000	570,000
Median Sale Price YTD	1,106,500	1,162,500	1,331,000	746,250	839,300
Average Days on Market / YTD	65 / 183	125 / 146	105 / 101	60 / 73	63 / 84
Median Days on Market / YTD	65 / 85	96 / 99	105 / 82	62 / 61	53 / 78
<b>Hotel/Motel</b>					
Listings / YTD	0 / 1	0 / 4	0 / 3	0 / 3	0 / 1
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

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## September 2016

	2016	2015	2014	2013	2012
<b>Business</b>					
Listings / YTD	7 / 156	16 / 199	30 / 239	19 / 223	25 / 268
Sales / YTD	1 / 33	1 / 30	4 / 33	2 / 38	3 / 35
Sales to Listings Ratio / YTD	14% / 21%	6% / 15%	13% / 14%	11% / 17%	12% / 13%
Sales Volume	655,000	2,000,000	1,016,000	291,800	145,000
Sales Volume YTD	7,973,388	6,808,000	8,555,149	8,607,843	5,792,126
Average Sale Price	655,000	2,000,000	254,000	145,900	48,333
Average Sale Price YTD	241,618	226,933	259,247	226,522	165,489
Median Sale Price	655,000	2,000,000	73,500	145,900	40,000
Median Sale Price YTD	150,000	94,000	105,000	102,500	100,000
Average Days on Market / YTD	100 / 158	166 / 129	138 / 173	102 / 105	95 / 121
Median Days on Market / YTD	100 / 126	166 / 89	134 / 105	102 / 95	44 / 95
<b>Lease</b>					
Listings / YTD	18 / 204	17 / 157	22 / 154	25 / 155	18 / 154
Sales / YTD	6 / 54	3 / 50	8 / 49	8 / 56	5 / 52
Sales to Listings Ratio / YTD	33% / 26%	18% / 32%	36% / 32%	32% / 36%	28% / 34%
Sales Volume	659,666	1,179,451	1,104,830	633,609	707,424
Sales Volume YTD	7,734,404	6,246,535	7,189,162	6,218,598	11,871,394
Average Sale Price	109,944	393,150	138,104	79,201	141,485
Average Sale Price YTD	143,230	124,931	146,718	111,046	228,296
Median Sale Price	43,008	193,651	72,950	50,004	159,000
Median Sale Price YTD	80,896	80,803	78,480	76,140	98,640
Average Days on Market / YTD	94 / 133	129 / 150	114 / 129	86 / 138	164 / 117
Median Days on Market / YTD	69 / 91	121 / 63	88 / 96	58 / 77	151 / 77
<b>Farms</b>					
Listings / YTD	0 / 0	2 / 120	12 / 214	28 / 282	20 / 304
Sales / YTD	0 / 6	3 / 41	8 / 101	7 / 80	10 / 84
Sales to Listings Ratio / YTD	0% / 0%	150% / 34%	67% / 47%	25% / 28%	50% / 28%
Sales Volume	0	2,348,900	3,440,500	5,545,375	4,974,400
Sales Volume YTD	1,975,000	32,851,900	58,015,174	53,965,527	49,238,522
Average Sale Price	0	782,967	430,063	792,196	497,440
Average Sale Price YTD	329,167	801,266	574,408	674,569	586,173
Median Sale Price	0	530,000	386,250	650,000	410,000
Median Sale Price YTD	280,000	530,000	515,000	476,000	532,500
Average Days on Market / YTD	0 / 359	129 / 170	203 / 138	199 / 135	192 / 132
Median Days on Market / YTD	0 / 376	118 / 64	193 / 89	163 / 91	114 / 91
<b>Total Commercial<sup>2</sup></b>					
Listings / YTD	65 / 728	77 / 856	120 / 989	113 / 1,110	102 / 1,173
Sales / YTD	18 / 198	22 / 213	29 / 292	29 / 279	30 / 303
Sales to Listings Ratio / YTD	28% / 27%	29% / 25%	24% / 30%	26% / 25%	29% / 26%
Sales Volume	9,536,666	17,094,506	8,825,411	13,701,784	15,128,824
Sales Volume YTD	114,158,145	119,481,289	182,857,483	160,807,677	169,132,391
Average Sale Price	529,815	777,023	304,325	472,475	504,294
Average Sale Price YTD	576,556	560,945	626,224	576,372	558,193
Median Sale Price	400,000	509,483	197,000	305,000	397,700
Median Sale Price YTD	310,000	320,000	389,500	310,000	390,000
Average Days on Market / YTD	121 / 167	157 / 155	138 / 143	127 / 137	138 / 129
Median Days on Market / YTD	82 / 120	142 / 96	83 / 95	77 / 86	91 / 92

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

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

## September 2016

Year	Month	CMA Residential <sup>2</sup>	CMA Rural <sup>3</sup>	CMA Commercial <sup>4</sup>	Edmonton Residential <sup>2</sup>	Edmonton Commercial <sup>4</sup>
2012	January	4,265	964	665	3,072	341
	February	4,820	1,103	714	3,538	356
	March	5,605	1,246	727	4,100	337
	April	6,040	1,303	724	4,443	327
	May	6,459	1,404	737	4,806	318
	June	6,435	1,448	738	4,844	319
	July	6,248	1,462	742	4,671	321
	August	6,021	1,439	746	4,524	327
	September	5,669	1,291	699	4,235	315
	October	5,192	1,145	691	3,838	323
	November	4,515	999	671	3,322	329
	December	3,493	1,008	538	2,538	245
2013	January	3,743	1,079	565	2,709	254
	February	4,183	1,171	616	3,026	285
	March	4,741	1,256	624	3,461	280
	April	5,294	1,450	660	3,886	294
	May	6,028	1,569	702	4,457	309
	June	6,078	1,610	704	4,523	315
	July	5,834	1,639	700	4,367	312
	August	5,557	1,660	704	4,123	299
	September	5,111	1,538	556	3,837	268
	October	4,807	1,468	604	3,637	295
	November	4,047	1,249	626	3,015	282
	December	3,049	1,052	524	2,235	231
2014	January	3,537	927	576	2,607	252
	February	3,906	1,009	582	2,880	251
	March	4,413	1,141	637	3,223	270
	April	4,910	1,254	652	3,613	268
	May	5,634	1,376	671	4,218	266
	June	5,704	1,397	636	4,293	262
	July	5,609	1,342	612	4,194	261
	August	5,334	1,397	589	4,017	251
	September	4,812	1,272	602	3,632	264
	October	4,473	1,101	579	3,404	256
	November	3,906	950	584	2,930	273
	December	3,059	782	502	2,275	229
2015	January	4,132	853	554	3,113	272
	February	5,008	1,003	587	3,759	286
	March	5,944	1,128	604	4,393	289
	April	6,784	1,255	608	4,985	295
	May	7,303	1,331	603	5,442	294
	June	7,177	1,364	598	5,424	305
	July	7,226	1,361	591	5,494	299
	August	7,227	1,329	605	5,493	278
	September	7,108	1,233	590	5,330	267
	October	6,641	1,083	574	4,957	269
	November	6,043	938	540	4,517	267
	December	5,088	797	478	3,747	230
2016	January	5,751	866	503	4,215	258
	February	6,681	951	531	4,884	281
	March	7,294	1,059	537	5,310	300
	April	8,033	1,180	557	5,829	300
	May	8,152	1,148	586	5,968	322
	June	8,179	1,211	601	6,032	336
	July	8,048	1,187	576	5,916	322
	August	7,908	1,206	593	5,836	331
	September	7,857	1,204	580	5,874	328

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

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

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

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

## September 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
<b>Single Family Detached</b>							
<b>Northwest</b>	Sales	34	37	46	294	314	362
	Average	407,465	420,335	367,446	397,312	405,532	376,321
	Median	371,750	382,500	342,500	357,750	363,050	347,750
<b>North Central</b>	Sales	143	143	156	1,205	1,323	1,513
	Average	390,622	386,161	395,982	388,672	399,641	390,566
	Median	373,000	380,000	395,000	376,500	385,000	379,000
<b>Northeast</b>	Sales	42	53	43	344	394	414
	Average	363,064	340,998	366,230	341,551	346,302	336,552
	Median	327,750	326,000	335,000	325,000	330,000	321,000
<b>Central</b>	Sales	25	22	34	235	269	288
	Average	278,520	325,530	263,079	291,699	308,037	275,703
	Median	271,000	302,450	240,000	275,000	290,000	255,000
<b>West</b>	Sales	70	70	84	618	655	751
	Average	503,268	454,545	569,868	521,336	502,234	507,593
	Median	416,250	395,500	425,250	428,000	425,000	430,000
<b>Southwest</b>	Sales	75	97	106	902	948	1,049
	Average	543,137	576,201	521,009	546,638	554,238	543,020
	Median	505,000	487,000	476,750	493,250	488,250	485,000
<b>Southeast</b>	Sales	98	120	134	1,061	1,090	1,227
	Average	399,961	396,326	393,211	396,979	411,148	394,684
	Median	376,250	394,000	370,000	378,000	390,000	375,500
<b>Anthony Henday</b>	Sales	133	114	121	1,158	1,078	1,094
	Average	498,358	502,069	518,091	499,532	502,877	514,495
	Median	476,500	470,000	450,000	460,500	470,000	472,000
<b>City of Edmonton Total</b>	Sales	621	656	724	5,818	6,069	6,698
	Average	440,767	439,806	444,535	444,561	448,018	439,513
	Median	405,000	407,500	402,750	407,000	411,700	404,750
<b>Condominiums</b>							
<b>Northwest</b>	Sales	5	8	21	115	97	130
	Average	254,900	249,375	141,248	233,401	240,800	223,324
	Median	310,000	233,500	114,000	215,000	225,000	208,500
<b>North Central</b>	Sales	49	56	65	422	578	593
	Average	220,524	229,543	229,333	224,039	228,280	223,750
	Median	206,250	218,000	216,900	215,750	218,750	214,000
<b>Northeast</b>	Sales	21	31	38	235	275	295
	Average	164,004	186,777	191,830	194,007	196,342	192,275
	Median	177,000	178,000	188,750	194,900	195,000	192,000
<b>Central</b>	Sales	47	70	81	552	613	770
	Average	284,430	285,414	302,114	291,771	283,301	279,642
	Median	277,000	298,000	248,500	278,950	272,800	255,000
<b>West</b>	Sales	26	31	34	273	346	386
	Average	226,413	202,161	220,498	221,305	234,052	233,268
	Median	194,000	210,000	210,500	209,500	213,500	215,000
<b>Southwest</b>	Sales	53	67	82	505	684	735
	Average	285,137	305,468	277,116	276,275	280,905	280,710
	Median	267,500	269,900	263,500	257,500	262,000	265,000
<b>Southeast</b>	Sales	38	56	48	407	473	544
	Average	249,361	229,139	246,190	239,542	241,656	235,664
	Median	231,350	224,500	224,000	229,000	227,500	221,000
<b>Anthony Henday</b>	Sales	36	63	62	495	512	565
	Average	281,922	269,819	265,736	268,895	267,614	267,656
	Median	269,000	237,000	265,975	261,000	255,550	256,000
<b>City of Edmonton Total</b>	Sales	275	382	431	3,004	3,578	4,018
	Average	252,787	254,404	250,921	252,519	253,606	251,257
	Median	231,550	227,650	227,000	234,500	234,950	230,000

n/a = insufficient data



## September 2016

	2016	2015	2014	2013	2012
<b>Edmonton City Monthly</b>					
Listings	2,184	2,131	1,761	1,634	1,618
Sales	1,029	1,193	1,273	1,087	954
Sales Volume	390,867,445	447,242,199	471,100,896	381,712,703	319,459,677
<b>Edmonton City Year to Date</b>					
Listings	20,272	20,670	17,904	16,594	17,632
Sales	10,007	10,813	11,905	10,426	9,772
Sales Volume	3,792,875,227	4,056,882,478	4,387,852,454	3,673,867,977	3,351,599,164
<b>Edmonton City Month End Active Inventory</b>					
Residential	5,874	5,330	3,632	3,837	4,235
Commercial	328	267	264	268	315
TOTAL	6,202	5,597	3,896	4,105	4,550
<hr/>					
<b>Edmonton CMA Monthly</b>					
Listings	3,022	3,097	2,539	2,352	2,371
Sales	1,434	1,665	1,821	1,575	1,347
Sales Volume	549,500,582	637,539,897	691,211,462	567,167,610	468,648,732
<b>Edmonton CMA Year to Date</b>					
Listings	29,194	29,904	26,471	24,795	26,357
Sales	14,058	15,287	16,843	14,951	14,047
Sales Volume	5,425,856,573	5,918,121,438	6,409,018,617	5,428,668,116	4,976,837,849
<b>Edmonton CMA Month End Active Inventory</b>					
Residential	7,857	7,108	4,812	5,111	5,669
Rural	1,204	1,233	1,272	1,538	1,291
Commercial	580	590	602	556	699
TOTAL	9,641	8,931	6,686	7,205	7,659
<hr/>					
<b>Total Board Monthly</b>					
Listings	3,663	3,761	3,253	2,955	3,130
Sales	1,721	1,993	2,253	1,994	1,719
Sales Volume	638,721,532	743,721,993	834,343,265	694,693,176	574,924,151
<b>Total Board Year to Date</b>					
Listings	36,158	37,204	33,953	31,861	34,415
Sales	16,880	18,385	20,642	18,643	17,523
Sales Volume	6,325,302,484	6,927,464,118	7,647,428,713	6,554,300,702	5,997,498,880

September 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
<b>Barrhead</b>	Sales	3	4	6	44	52	53
	Sales Volume	n/a	n/a	1,521,000	9,887,823	11,480,300	11,752,900
	Average Price	n/a	n/a	253,500	224,723	220,775	221,753
	Median Price	n/a	n/a	241,500	217,500	235,000	225,000
<b>Beaumont</b>	Sales	18	23	31	216	259	310
	Sales Volume	8,026,499	9,454,216	13,622,080	91,681,612	112,477,728	139,705,172
	Average Price	445,917	411,053	439,422	424,452	434,277	450,662
	Median Price	446,000	395,000	436,000	411,500	416,500	445,000
<b>Bonnyville</b>	Sales	5	5	11	52	69	99
	Sales Volume	1,407,000	2,242,000	4,113,500	16,036,750	22,696,990	34,685,250
	Average Price	281,400	448,400	373,955	308,399	328,942	350,356
	Median Price	300,000	410,000	385,000	314,750	322,500	390,000
<b>Cold Lake</b>	Sales	16	27	26	199	193	337
	Sales Volume	5,635,900	9,696,250	9,684,263	65,380,274	71,838,496	133,559,940
	Average Price	352,244	359,120	372,472	328,544	372,220	396,320
	Median Price	337,500	345,000	390,750	329,500	369,900	395,000
<b>Devon</b>	Sales	9	12	11	63	71	80
	Sales Volume	2,993,500	4,459,000	3,977,000	20,054,050	23,483,088	26,777,550
	Average Price	332,611	371,583	361,545	318,318	330,748	334,719
	Median Price	290,000	358,000	354,000	315,750	320,000	331,000
<b>Drayton Valley</b>	Sales	7	4	19	78	90	150
	Sales Volume	2,148,500	n/a	5,833,500	21,981,574	26,919,498	44,815,138
	Average Price	306,929	n/a	307,026	281,815	299,106	298,768
	Median Price	329,000	n/a	325,000	279,000	312,500	307,000
<b>Fort Saskatchewan</b>	SFD Sales	27	26	33	269	284	301
	SFD Average Price	398,072	391,342	422,559	423,975	416,318	429,181
	SFD Median Price	400,000	373,500	400,000	420,000	414,000	419,900
	Condo Sales	3	9	7	54	56	70
	Condo Average Price	n/a	225,056	262,071	248,445	239,571	241,068
	Condo Median Price	n/a	198,000	238,000	241,000	216,500	227,950
	Total Sales Volume	13,822,951	13,192,800	18,744,703	155,757,749	156,677,190	170,434,599
<b>Gibbons</b>	Sales	7	7	8	39	52	57
	Sales Volume	1,769,000	1,991,080	2,261,500	11,627,900	15,029,230	17,385,200
	Average Price	252,714	284,440	282,688	298,151	289,024	305,004
	Median Price	248,000	261,000	267,250	296,900	282,250	295,000
<b>Leduc</b>	SFD Sales	34	37	50	280	337	359
	SFD Average Price	385,141	383,618	388,280	377,074	391,240	382,585
	SFD Median Price	371,000	375,000	369,950	362,000	370,000	360,000
	Condo Sales	12	9	5	44	69	61
	Condo Average Price	225,067	223,267	248,000	241,827	246,901	256,476
	Condo Median Price	219,750	210,000	262,000	224,975	230,000	234,900
	Total Sales Volume	16,988,500	18,875,050	22,543,145	140,524,033	170,081,091	168,699,197

n/a = insufficient data

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

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

September 2016

	2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
<b>Morinville</b>						
Sales	12	21	22	151	205	228
Sales Volume	4,418,700	6,756,550	7,415,300	50,715,610	68,905,250	74,718,154
Average Price	368,225	321,740	337,059	335,865	336,123	327,711
Median Price	367,450	332,500	326,000	341,291	346,000	333,450
<b>Sherwood Park</b>						
SFD Sales	67	66	75	713	739	744
SFD Average Price	470,458	436,001	472,643	455,922	461,184	459,909
SFD Median Price	435,000	424,500	445,000	426,500	439,000	438,000
Condo Sales	12	20	21	191	215	200
Condo Average Price	279,633	313,983	306,138	316,209	323,853	317,200
Condo Median Price	265,050	318,250	310,000	305,000	310,000	307,250
Total Sales Volume	38,666,600	37,400,200	44,780,615	413,647,112	432,058,703	423,595,131
<b>Spruce Grove</b>						
SFD Sales	33	40	46	361	386	396
SFD Average Price	383,214	402,958	422,193	403,698	411,659	401,679
SFD Median Price	360,000	385,600	401,250	393,500	399,200	390,000
Condo Sales	8	7	11	41	49	86
Condo Average Price	226,703	248,378	220,955	232,180	241,422	236,124
Condo Median Price	207,613	228,500	223,000	214,000	224,000	231,000
Total Sales Volume	18,417,075	20,537,348	26,474,461	192,132,857	200,619,363	206,103,056
<b>St. Albert</b>						
SFD Sales	67	78	72	656	687	740
SFD Average Price	461,943	483,470	488,280	473,630	486,180	474,379
SFD Median Price	435,000	444,250	462,500	430,750	450,500	436,450
Condo Sales	23	21	16	189	186	216
Condo Average Price	264,148	259,710	288,156	268,822	276,791	268,505
Condo Median Price	237,500	255,000	276,000	244,000	263,500	257,500
Total Sales Volume	37,667,092	44,131,049	41,146,491	370,763,502	395,804,579	422,954,459
<b>St. Paul</b>						
Sales	7	6	8	79	75	104
Sales Volume	1,780,500	1,322,000	1,339,850	19,273,500	20,450,100	24,572,944
Average Price	254,357	220,333	167,481	243,968	272,668	236,278
Median Price	286,000	241,750	189,750	229,000	274,500	243,000
<b>Stony Plain</b>						
Sales	24	24	30	234	263	286
Sales Volume	7,465,098	8,219,250	9,748,800	75,879,745	92,407,233	96,000,761
Average Price	311,046	342,469	324,960	324,272	351,358	335,667
Median Price	299,950	359,000	320,000	326,250	350,000	333,000
<b>Vegreville</b>						
Sales	8	8	13	58	65	84
Sales Volume	1,796,000	1,899,900	2,500,450	13,027,275	14,503,350	19,039,530
Average Price	224,500	237,488	192,342	224,608	223,128	226,661
Median Price	200,000	242,000	230,000	215,000	225,000	230,750
<b>Westlock</b>						
Sales	14	5	7	64	53	75
Sales Volume	2,948,900	973,000	1,317,000	12,634,385	11,299,700	15,873,100
Average Price	210,636	194,600	188,143	197,412	213,202	211,641
Median Price	239,000	178,000	224,000	196,250	216,000	214,000
<b>Wetaskiwin</b>						
Sales	12	20	25	151	169	185
Sales Volume	2,891,900	4,478,500	6,073,800	34,662,914	40,063,082	41,151,877
Average Price	240,992	223,925	242,952	229,556	237,060	222,443
Median Price	211,750	216,500	230,000	232,262	235,000	212,500

n/a = insufficient data

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

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

September 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
<b>Rural<sup>1</sup> Sales by County</b>							
<b>Athabasca County</b>	Sales	2	2	3	18	16	18
	Sales Volume	n/a	n/a	n/a	2,911,775	3,165,800	3,386,400
<b>Bonnyville M.D.</b>	Sales	10	9	21	61	69	155
	Sales Volume	3,009,000	2,180,500	10,763,400	23,532,400	25,157,050	63,628,184
<b>Lac la Biche County</b>	Sales	0	0	0	2	0	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	17	11	23	143	128	133
	Sales Volume	8,122,150	6,115,750	9,579,500	67,334,350	75,942,627	63,130,753
<b>Parkland County</b>	Sales	26	45	44	356	393	417
	Sales Volume	11,760,500	17,975,000	21,463,300	167,267,948	191,769,280	193,221,347
<b>Smoky Lake County</b>	Sales	1	0	3	12	8	14
	Sales Volume	n/a	n/a	n/a	3,311,900	2,140,500	2,970,513
<b>St. Paul County</b>	Sales	8	4	11	56	61	71
	Sales Volume	993,000	n/a	1,604,250	11,332,100	12,128,100	15,372,723
<b>Strathcona County</b>	Sales	17	25	40	231	281	329
	Sales Volume	9,834,882	18,844,750	22,744,100	141,041,943	174,350,800	194,319,619
<b>Sturgeon County</b>	Sales	17	19	21	138	139	187
	Sales Volume	9,559,500	9,260,750	10,164,900	71,969,391	79,162,155	100,143,049
<b>Thorhild County</b>	Sales	1	0	4	23	24	21
	Sales Volume	n/a	n/a	n/a	6,622,237	5,466,300	6,036,900
<b>Two Hills County</b>	Sales	1	3	3	12	13	8
	Sales Volume	n/a	n/a	n/a	3,875,500	2,635,300	1,352,775
<b>Vermilion River County</b>	Sales	0	0	0	1	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

<sup>1</sup> Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

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.

September 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
<b>Commercial<sup>1</sup> Sales by County</b>							
<b>Athabasca County</b>	Sales	0	0	0	1	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	0	0	1	4	4	16
	Sales Volume	n/a	n/a	n/a	n/a	n/a	7,958,250
<b>Lac la Biche County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	0	0	0	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	0	1	4	4	17	35
	Sales Volume	n/a	n/a	n/a	n/a	14,719,500	20,719,875
<b>Parkland County</b>	Sales	0	3	4	7	16	42
	Sales Volume	n/a	n/a	n/a	6,157,950	9,653,650	23,430,300
<b>Smoky Lake County</b>	Sales	0	0	1	1	3	8
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,541,700
<b>St. Paul County</b>	Sales	0	1	2	10	6	19
	Sales Volume	n/a	n/a	n/a	3,794,900	1,423,000	6,284,000
<b>Strathcona County</b>	Sales	0	0	2	4	7	18
	Sales Volume	n/a	n/a	n/a	n/a	8,505,250	13,838,900
<b>Sturgeon County</b>	Sales	0	0	0	3	6	13
	Sales Volume	n/a	n/a	n/a	n/a	3,833,000	10,476,999
<b>Thorhild County</b>	Sales	0	0	1	2	4	6
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,610,000
<b>Two Hills County</b>	Sales	0	0	0	0	3	10
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,795,000
<b>Vermilion River County</b>	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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

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