



REALTORS® Association of Edmonton

Edmonton Real Estate Board – Co-operative Listing Bureau Limited

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Average prices hold as September unit volumes reflect interest rate adjustments

Edmonton, October 3, 2017:

September's all residential average sale price in the Edmonton Census Metropolitan Area (CMA) showed month-over-month consistency and was comparable to September 2016. The average sale price across all residential categories in September 2017 was \$370,252. This figure is 0.85% lower than August 2017 and 1.06% lower than September 2016.

The average condo sale price was \$252,313. This figure represents a month-over-month increase of 2.91% and a year-over-decrease of 0.31%. For single family detached sales, the average price was \$430,644. This represents a month-over-month decrease of 1.75% but a year-over-year increase of 0.17%. The average duplex / townhouse selling price fell by 3.52% month over month and 5.55% year over year.

"Once the distractions of summer are over, the market usually picks up with buyers looking to move in to a new home before the snow flies", says James Mabey, Chair of the REALTORS® Association of Edmonton. "However, it is possible we didn't see a strong performance for unit sales this September because the Bank of Canada raised interest rates twice this summer, putting some downward pressure on buyer purchase intentions. Despite this, consistent average sale prices last month throughout the Edmonton area (and across most property types) suggest the local market enjoys continued health."

The number of all residential units reported sold was 1,341. This represents a month-over-month decrease of 13.04% and a year-over-year decrease of 6.35%. The number of single family detached units sold was 812. This represents a decrease of 12.69% compared to August 2017 and a decrease of 10.28% compared to September 2016. There were 355 condominium sales reported in the Edmonton CMA in September 2017. This figure represents a month-over-month decrease of 10.8% and a year-over-year increase of 1.43%. Duplexes and townhouses numbered 159 unit sales in September 2017, down 13.59% month over month and up 11.19% year over year.

"Despite a slowdown in sales, it is encouraging to see duplexes, townhouses and condo sales rise compared to last September," says Mabey. "Traditionally, these are the properties that attract first-time buyers and a strong entry-level market is a good indicator of consumer confidence. Inventory is strong for these types of buyers to make their move, especially for condos."

Average days on market across all categories of residential properties in the Edmonton CMA was 58 days. This figure is one day longer than the preceding month and identical to September 2016. On average, single family detached homes sold in 53 days, condominiums sold in an average 67 days and duplexes / townhouses sold in 62 days.

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

Highlights of MLS® System activity

MLS® System Activity (for all-residential sales in Edmonton CMA ¹)	September 2017	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$430,644	-1.75%	0.17%
SFD median ⁴ selling price – month	\$396,250	0.00%	-0.41%
Condominium average selling price	\$252,313	2.91%	-0.31%
Condominium median selling price	\$224,900	-0.04%	-2.86%
All-residential ⁵ average selling price	\$370,252	-0.85%	-1.06%
All-residential median selling price	\$346,000	0.58%	-2.81%
# residential listings this month	2,800	-5.44%	4.09%
# residential sales this month	1,341	-13.04%	-6.35%
# residential inventory at month end	8,361	-1.21%	8.58%
# Total ⁶ MLS® System sales this month	1,758	-12.14%	-5.23%
\$ Value Total residential sales this month	556,452,922	-14.55%	-8.39%
\$ Value of total MLS® System sales – month	642,318,816	-13.84%	-7.10%
\$ Value of total MLS® System sales - YTD	6,343,358,277	11.20%	0.23%

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

² Single Family Dwelling

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

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

⁵ Residential includes SFD, condos and duplex/row houses

⁶ Includes residential, rural and commercial sales

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

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

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September 2017

	2017	2016	2015	2014	2013
Single Family Detached					
Listings / YTD	1,633 / 14,513	1,478 / 14,456	1,636 / 15,389	1,309 / 13,554	1,227 / 12,709
Sales / YTD	812 / 8,015	905 / 8,056	923 / 8,563	1,063 / 9,360	919 / 8,470
Sales to Listings Ratio / YTD	50% / 55%	61% / 56%	56% / 56%	81% / 69%	75% / 67%
Sales Volume	349,682,761	389,062,621	397,902,801	462,291,436	378,524,476
Sales Volume YTD	3,522,506,199	3,507,450,389	3,760,695,744	4,045,732,988	3,479,899,441
Average Sale Price	430,644	429,903	431,097	434,893	411,887
Average Sale Price YTD	439,489	435,384	439,180	432,236	410,850
Median Sale Price	396,250	397,900	400,000	405,000	380,000
Median Sale Price YTD	402,000	404,700	409,648	401,500	380,000
Average Days on Market / YTD	53 / 51	54 / 51	51 / 48	48 / 43	50 / 47
Median Days on Market / YTD	40 / 35	41 / 37	37 / 33	35 / 29	34 / 31
Condominium					
Listings / YTD	860 / 8,731	892 / 8,266	765 / 8,079	610 / 6,867	605 / 6,760
Sales / YTD	355 / 3,390	350 / 3,420	444 / 4,030	483 / 4,576	442 / 3,987
Sales to Listings Ratio / YTD	41% / 39%	39% / 41%	58% / 50%	79% / 67%	73% / 59%
Sales Volume	89,571,078	88,582,363	111,293,478	121,728,483	108,030,886
Sales Volume YTD	850,748,694	862,661,085	1,021,345,177	1,150,196,864	966,339,660
Average Sale Price	252,313	253,092	250,661	252,026	244,414
Average Sale Price YTD	250,958	252,240	253,436	251,354	242,373
Median Sale Price	224,900	231,525	229,750	230,000	230,000
Median Sale Price YTD	229,000	235,000	235,000	232,500	228,000
Average Days on Market / YTD	67 / 66	66 / 62	58 / 53	51 / 52	63 / 60
Median Days on Market / YTD	57 / 50	51 / 48	46 / 41	39 / 36	46 / 44
Duplex/Rowhouse					
Listings / YTD	232 / 2,352	239 / 2,284	269 / 2,041	164 / 1,508	140 / 1,292
Sales / YTD	159 / 1,395	143 / 1,317	153 / 1,240	134 / 1,151	85 / 931
Sales to Listings Ratio / YTD	69% / 59%	60% / 58%	57% / 61%	82% / 76%	61% / 72%
Sales Volume	54,478,165	51,877,492	55,216,592	47,042,782	28,961,858
Sales Volume YTD	486,549,414	457,935,553	439,628,896	395,628,129	307,607,135
Average Sale Price	342,630	362,780	360,893	351,066	340,728
Average Sale Price YTD	348,781	347,711	354,539	343,935	330,405
Median Sale Price	330,000	340,000	343,000	335,136	323,000
Median Sale Price YTD	332,900	331,500	341,000	330,000	315,000
Average Days on Market / YTD	62 / 63	60 / 60	51 / 48	40 / 43	43 / 50
Median Days on Market / YTD	46 / 48	46 / 46	40 / 34	28 / 29	32 / 35
Total Residential²					
Listings / YTD	2,800 / 26,253	2,690 / 25,781	2,741 / 26,132	2,150 / 22,573	2,026 / 21,284
Sales / YTD	1,341 / 13,039	1,432 / 13,018	1,557 / 14,101	1,711 / 15,414	1,467 / 13,693
Sales to Listings Ratio / YTD	48% / 50%	53% / 50%	57% / 54%	80% / 68%	72% / 64%
Sales Volume	496,508,261	535,891,515	571,102,071	636,672,401	518,498,220
Sales Volume YTD	4,905,944,316	4,872,625,400	5,268,197,691	5,647,471,429	4,803,791,952
Average Sale Price	370,252	374,226	366,796	372,105	353,441
Average Sale Price YTD	376,252	374,299	373,605	366,386	350,821
Median Sale Price	346,000	356,000	350,800	351,400	336,500
Median Sale Price YTD	352,000	354,500	356,500	347,550	333,000
Average Days on Market / YTD	58 / 57	58 / 56	53 / 50	49 / 46	54 / 52
Median Days on Market / YTD	46 / 41	45 / 41	40 / 36	36 / 32	38 / 35

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.

September 2017

	2017	2016	2015	2014	2013
Acres with Home					
Listings / YTD	185 / 1,719	169 / 1,708	170 / 1,893	171 / 1,876	146 / 1,718
Sales / YTD	72 / 705	64 / 696	84 / 761	108 / 849	80 / 715
Sales to Listings Ratio / YTD	39% / 41%	38% / 41%	49% / 40%	63% / 45%	55% / 42%
Sales Volume	42,354,658	38,327,416	47,988,250	61,668,400	42,506,750
Sales Volume YTD	422,779,442	400,550,811	458,361,885	491,724,985	394,506,124
Average Sale Price	588,259	598,866	571,289	571,004	531,334
Average Sale Price YTD	599,687	575,504	602,315	579,181	551,757
Median Sale Price	547,500	545,000	541,000	548,500	508,500
Median Sale Price YTD	565,000	547,750	550,000	542,500	515,000
Average Days on Market / YTD	72 / 82	80 / 76	81 / 74	71 / 71	89 / 72
Median Days on Market / YTD	56 / 55	67 / 53	67 / 52	62 / 46	74 / 54
Vacant Acres and Recreational					
Listings / YTD	58 / 474	43 / 530	66 / 577	54 / 763	63 / 700
Sales / YTD	15 / 166	17 / 162	17 / 160	25 / 191	26 / 163
Sales to Listings Ratio / YTD	26% / 35%	40% / 31%	26% / 28%	46% / 25%	41% / 23%
Sales Volume	5,341,000	3,562,900	5,152,500	4,603,950	4,838,295
Sales Volume YTD	43,067,080	41,756,205	55,820,327	49,319,908	35,769,405
Average Sale Price	356,067	209,582	303,088	184,158	186,088
Average Sale Price YTD	259,440	257,754	348,877	258,219	219,444
Median Sale Price	235,000	185,000	170,000	155,500	185,000
Median Sale Price YTD	205,000	187,500	239,000	204,888	200,000
Average Days on Market / YTD	103 / 151	98 / 162	119 / 151	212 / 174	221 / 186
Median Days on Market / YTD	64 / 98	69 / 95	57 / 85	137 / 98	108 / 103
Recreational with Home					
Listings / YTD	2 / 21	3 / 32	3 / 38	1 / 33	1 / 54
Sales / YTD	1 / 10	1 / 10	0 / 16	2 / 14	1 / 17
Sales to Listings Ratio / YTD	50% / 48%	33% / 31%	0% / 42%	200% / 42%	100% / 31%
Sales Volume	235,000	675,000	0	920,200	64,000
Sales Volume YTD	3,676,900	4,714,000	5,836,150	5,661,100	6,971,700
Average Sale Price	235,000	675,000	0	460,100	64,000
Average Sale Price YTD	367,690	471,400	364,759	404,364	410,100
Median Sale Price	235,000	675,000	0	460,100	64,000
Median Sale Price YTD	381,500	484,500	316,575	439,500	309,000
Average Days on Market / YTD	120 / 85	33 / 105	0 / 123	93 / 61	134 / 62
Median Days on Market / YTD	120 / 65	33 / 81	0 / 58	93 / 52	134 / 43
Total Rural²					
Listings / YTD	245 / 2,214	215 / 2,270	239 / 2,508	226 / 2,672	210 / 2,472
Sales / YTD	88 / 881	82 / 868	101 / 937	135 / 1,054	107 / 895
Sales to Listings Ratio / YTD	36% / 40%	38% / 38%	42% / 37%	60% / 39%	51% / 36%
Sales Volume	47,930,658	42,565,316	53,140,750	67,192,550	47,409,045
Sales Volume YTD	469,523,422	447,021,016	520,018,362	546,705,993	437,247,229
Average Sale Price	544,667	519,089	526,146	497,723	443,075
Average Sale Price YTD	532,944	515,001	554,982	518,696	488,544
Median Sale Price	518,000	470,000	521,750	500,000	440,000
Median Sale Price YTD	510,000	499,500	522,000	495,000	472,000
Average Days on Market / YTD	78 / 95	84 / 93	87 / 88	98 / 90	121 / 93
Median Days on Market / YTD	57 / 57	67 / 59	66 / 55	63 / 53	77 / 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.

September 2017

	2017	2016	2015	2014	2013
Land					
Listings / YTD	18 / 116	13 / 96	15 / 126	15 / 98	9 / 140
Sales / YTD	2 / 16	1 / 18	2 / 15	1 / 18	1 / 17
Sales to Listings Ratio / YTD	11% / 14%	8% / 19%	13% / 12%	7% / 18%	11% / 12%
Sales Volume	5,633,000	1,350,000	2,000,000	338,000	470,000
Sales Volume YTD	18,927,700	19,508,750	11,297,500	28,079,100	21,092,000
Average Sale Price	2,816,500	1,350,000	1,000,000	338,000	470,000
Average Sale Price YTD	1,182,981	1,083,819	753,167	1,559,950	1,240,706
Median Sale Price	2,816,500	1,350,000	1,000,000	338,000	470,000
Median Sale Price YTD	880,000	583,500	485,000	625,000	475,000
Average Days on Market / YTD	395 / 197	48 / 229	477 / 220	50 / 229	169 / 235
Median Days on Market / YTD	395 / 124	48 / 174	477 / 131	50 / 143	169 / 112
Investment					
Listings / YTD	17 / 174	20 / 218	23 / 186	26 / 198	17 / 183
Sales / YTD	4 / 62	10 / 68	8 / 51	5 / 66	5 / 42
Sales to Listings Ratio / YTD	24% / 36%	50% / 31%	35% / 27%	19% / 33%	29% / 23%
Sales Volume	1,905,525	8,762,000	3,454,155	893,686	2,486,000
Sales Volume YTD	39,760,015	51,811,953	32,316,354	50,404,203	35,309,550
Average Sale Price	476,381	876,200	431,769	178,737	497,200
Average Sale Price YTD	641,291	761,940	633,654	763,700	840,704
Median Sale Price	479,400	640,000	459,884	197,000	265,000
Median Sale Price YTD	445,000	412,938	400,000	438,750	345,320
Average Days on Market / YTD	137 / 160	163 / 161	207 / 150	122 / 141	119 / 176
Median Days on Market / YTD	142 / 132	168 / 124	237 / 114	74 / 85	73 / 115
Multi Family					
Listings / YTD	3 / 37	3 / 45	3 / 46	10 / 52	9 / 88
Sales / YTD	0 / 12	2 / 16	5 / 18	2 / 23	3 / 30
Sales to Listings Ratio / YTD	0% / 32%	67% / 36%	167% / 39%	20% / 44%	33% / 34%
Sales Volume	0	1,465,000	7,060,000	1,809,000	3,545,000
Sales Volume YTD	14,960,000	22,358,000	24,729,000	32,417,300	29,387,684
Average Sale Price	0	732,500	1,412,000	904,500	1,181,667
Average Sale Price YTD	1,246,667	1,397,375	1,373,833	1,409,448	979,589
Median Sale Price	0	732,500	1,250,000	904,500	600,000
Median Sale Price YTD	852,500	1,106,500	1,162,500	1,331,000	746,250
Average Days on Market / YTD	0 / 95	44 / 183	125 / 146	105 / 101	60 / 71
Median Days on Market / YTD	0 / 91	44 / 85	96 / 99	105 / 82	62 / 61
Hotel/Motel					
Listings / YTD	0 / 4	0 / 1	0 / 4	0 / 3	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

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September 2017

	2017	2016	2015	2014	2013
Business					
Listings / YTD	12 / 170	7 / 150	15 / 185	29 / 223	19 / 205
Sales / YTD	6 / 39	2 / 32	1 / 27	3 / 30	2 / 35
Sales to Listings Ratio / YTD	50% / 23%	29% / 21%	7% / 15%	10% / 13%	11% / 17%
Sales Volume	869,500	705,000	2,000,000	982,000	291,800
Sales Volume YTD	5,747,389	7,418,388	6,628,000	6,576,149	8,345,443
Average Sale Price	144,917	352,500	2,000,000	327,333	145,900
Average Sale Price YTD	147,369	231,825	245,481	219,205	238,441
Median Sale Price	104,750	352,500	2,000,000	105,000	145,900
Median Sale Price YTD	110,000	135,000	120,000	109,825	105,000
Average Days on Market / YTD	132 / 140	133 / 152	166 / 136	160 / 164	102 / 105
Median Days on Market / YTD	98 / 109	133 / 106	166 / 90	180 / 104	102 / 99
Lease					
Listings / YTD	19 / 179	17 / 200	14 / 137	21 / 134	17 / 131
Sales / YTD	10 / 63	6 / 53	4 / 43	6 / 40	8 / 50
Sales to Listings Ratio / YTD	53% / 35%	35% / 27%	29% / 31%	29% / 30%	47% / 38%
Sales Volume	1,034,474	659,666	1,287,451	1,035,055	705,401
Sales Volume YTD	7,524,752	7,368,349	5,457,221	6,566,245	5,845,695
Average Sale Price	103,447	109,944	321,863	172,509	88,175
Average Sale Price YTD	119,441	139,025	126,912	164,156	116,914
Median Sale Price	42,935	43,008	151,726	102,525	61,380
Median Sale Price YTD	72,000	79,711	87,680	96,619	99,166
Average Days on Market / YTD	211 / 195	94 / 132	112 / 155	137 / 138	84 / 146
Median Days on Market / YTD	174 / 119	69 / 86	92 / 64	100 / 102	52 / 77
Farms					
Listings / YTD	0 / 0	0 / 0	2 / 120	11 / 211	28 / 280
Sales / YTD	0 / 2	0 / 6	4 / 39	10 / 100	6 / 79
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	200% / 33%	91% / 47%	21% / 28%
Sales Volume	0	0	1,308,900	4,691,000	4,895,375
Sales Volume YTD	2,000,000	1,975,000	30,301,900	57,592,674	53,355,527
Average Sale Price	0	0	327,225	469,100	815,896
Average Sale Price YTD	1,000,000	329,167	776,972	575,927	675,386
Median Sale Price	0	0	370,000	452,500	667,500
Median Sale Price YTD	1,000,000	280,000	495,000	517,500	476,000
Average Days on Market / YTD	0 / 648	0 / 359	67 / 169	193 / 139	190 / 136
Median Days on Market / YTD	0 / 648	0 / 376	58 / 63	198 / 92	127 / 91
Total Commercial²					
Listings / YTD	69 / 679	60 / 711	72 / 803	112 / 919	99 / 1,030
Sales / YTD	22 / 194	21 / 193	24 / 193	27 / 277	25 / 253
Sales to Listings Ratio / YTD	32% / 29%	35% / 27%	33% / 24%	24% / 30%	25% / 25%
Sales Volume	9,442,499	12,941,666	17,110,506	9,748,741	12,393,576
Sales Volume YTD	88,919,856	110,440,440	110,729,975	181,635,671	153,335,899
Average Sale Price	429,205	616,270	712,938	361,064	495,743
Average Sale Price YTD	458,350	572,230	573,730	655,724	606,071
Median Sale Price	91,613	450,000	509,483	288,000	271,020
Median Sale Price YTD	239,700	306,000	320,000	414,800	320,000
Average Days on Market / YTD	193 / 171	124 / 166	172 / 158	152 / 145	119 / 139
Median Days on Market / YTD	133 / 119	99 / 117	120 / 94	99 / 96	77 / 87

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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.

September 2017

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2013	January	3,845	904	543	2,791	245
	February	4,241	987	586	3,071	268
	March	4,814	1,083	604	3,498	275
	April	5,303	1,252	632	3,883	287
	May	6,037	1,355	674	4,450	301
	June	6,113	1,389	677	4,552	302
	July	5,946	1,416	667	4,444	292
	August	5,728	1,426	678	4,236	278
	September	5,372	1,297	658	4,009	277
	October	4,781	1,165	643	3,586	286
	November	4,249	1,012	638	3,155	277
	December	3,285	814	535	2,413	226
2014	January	3,619	894	558	2,669	248
	February	3,949	978	570	2,911	251
	March	4,411	1,111	604	3,222	267
	April	4,979	1,247	609	3,663	258
	May	5,668	1,377	624	4,239	258
	June	5,751	1,405	615	4,328	259
	July	5,644	1,350	591	4,227	255
	August	5,380	1,404	572	4,053	243
	September	4,850	1,279	584	3,661	262
	October	4,506	1,112	553	3,429	249
	November	3,946	958	554	2,960	264
	December	3,125	791	485	2,326	225
2015	January	4,148	864	531	3,120	266
	February	5,039	1,010	566	3,784	281
	March	5,973	1,137	592	4,415	285
	April	6,787	1,265	587	4,989	289
	May	7,328	1,339	585	5,459	291
	June	7,200	1,372	572	5,444	298
	July	7,217	1,365	571	5,495	299
	August	7,249	1,336	575	5,510	275
	September	7,124	1,246	564	5,348	268
	October	6,664	1,093	550	4,974	267
	November	6,345	1,026	551	4,755	270
	December	5,574	869	532	4,146	270
2016	January	5,900	884	508	4,331	261
	February	6,739	967	529	4,917	278
	March	7,412	1,072	556	5,406	311
	April	7,912	1,176	545	5,735	292
	May	8,038	1,140	577	5,885	316
	June	8,067	1,205	590	5,943	329
	July	7,908	1,186	567	5,805	314
	August	7,789	1,199	583	5,740	324
	September	7,700	1,195	564	5,759	316
	October	7,130	1,058	543	5,354	308
	November	6,774	981	552	5,104	323
	December	5,698	844	542	4,242	320
2017	January	5,730	807	500	4,259	293
	February	6,218	841	517	4,606	296
	March	6,867	898	548	5,085	306
	April	7,515	1,018	545	5,555	291
	May	8,269	1,160	548	6,175	286
	June	8,505	1,187	549	6,367	304
	July	8,509	1,192	540	6,412	291
	August	8,463	1,209	550	6,404	304
	September	8,361	1,186	547	6,371	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.

September 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Single Family Detached							
Northwest	Sales	45	38	37	351	296	312
	Average	391,106	400,732	412,159	422,390	396,891	405,285
	Median	372,000	368,500	380,000	376,500	357,500	364,550
North Central	Sales	125	151	155	1,181	1,212	1,327
	Average	374,198	388,069	386,683	384,356	388,403	399,826
	Median	362,000	373,000	380,000	368,000	376,250	385,000
Northeast	Sales	30	42	53	329	343	392
	Average	378,233	363,794	340,300	348,707	341,625	347,374
	Median	343,750	327,750	326,000	321,700	325,000	330,000
Central	Sales	23	26	23	239	236	270
	Average	281,891	278,923	324,376	277,335	291,371	307,831
	Median	260,400	279,000	305,000	260,000	274,900	289,444
West	Sales	63	76	71	621	620	656
	Average	521,373	496,742	453,803	533,629	520,855	502,848
	Median	430,000	416,250	394,000	440,000	427,750	425,000
Southwest	Sales	84	85	93	946	904	941
	Average	576,818	537,347	571,938	565,238	546,329	554,486
	Median	486,000	486,000	482,000	495,750	492,500	489,000
Southeast	Sales	113	108	122	1,082	1,069	1,090
	Average	396,311	396,613	394,791	401,349	396,689	412,236
	Median	365,000	369,350	386,875	377,250	376,000	390,000
Anthony Henday	Sales	100	141	116	1,020	1,159	1,073
	Average	484,252	495,816	501,749	508,803	499,111	502,847
	Median	438,500	475,000	475,000	465,000	460,000	470,000
City of Edmonton Total	Sales	583	667	670	5,769	5,839	6,059
	Average	440,330	438,574	436,507	451,123	444,170	448,235
	Median	400,000	402,000	403,000	407,000	406,500	411,500
Condominiums							
Northwest	Sales	9	6	8	90	115	96
	Average	320,300	223,250	242,250	257,078	233,401	240,944
	Median	309,903	233,750	227,500	242,950	215,000	223,750
North Central	Sales	53	52	63	453	425	578
	Average	213,389	219,032	225,903	217,744	224,128	228,015
	Median	212,500	204,500	218,000	212,000	216,500	218,000
Northeast	Sales	16	20	31	222	232	276
	Average	195,813	186,697	184,535	178,951	196,384	196,521
	Median	187,500	178,000	178,000	175,000	195,000	195,350
Central	Sales	50	48	72	541	550	615
	Average	292,361	281,317	288,735	289,474	291,627	283,000
	Median	280,000	276,000	298,000	280,000	278,000	272,000
West	Sales	34	27	31	292	274	343
	Average	194,534	227,102	210,484	222,655	221,136	234,250
	Median	170,000	195,000	210,000	201,700	209,250	213,500
Southwest	Sales	59	58	69	549	505	680
	Average	293,783	286,932	295,493	285,854	276,376	280,282
	Median	260,000	272,500	265,000	267,500	258,400	262,000
Southeast	Sales	33	42	59	381	409	473
	Average	219,177	250,540	236,928	228,853	240,278	241,643
	Median	206,000	234,500	226,100	220,000	229,000	227,500
Anthony Henday	Sales	48	42	62	425	493	508
	Average	268,568	278,469	262,908	266,431	267,309	266,803
	Median	259,000	269,000	243,750	255,000	260,000	255,550
City of Edmonton Total	Sales	302	295	395	2,953	3,003	3,569
	Average	251,705	254,097	252,842	250,756	252,504	253,287
	Median	224,450	233,000	230,000	228,000	234,500	234,713

n/a = insufficient data

September 2017

	2017	2016	2015	2014	2013
Edmonton City Monthly					
Listings	2,213	2,141	2,101	1,726	1,620
Sales	1,016	1,103	1,226	1,313	1,112
Sales Volume	380,532,487	418,732,676	455,520,657	485,182,971	392,654,892
Edmonton City Year to Date					
Listings	20,500	19,969	20,341	17,715	16,591
Sales	9,994	10,027	10,793	11,846	10,367
Sales Volume	3,803,994,967	3,797,616,331	4,049,240,236	4,368,895,329	3,657,933,519
Edmonton City Month End Active Inventory					
Residential	6,371	5,759	5,348	3,661	4,009
Commercial	317	316	268	262	277
TOTAL	6,688	6,075	5,616	3,923	4,286
<hr/>					
Edmonton CMA Monthly					
Listings	3,114	2,965	3,052	2,488	2,335
Sales	1,451	1,535	1,682	1,873	1,599
Sales Volume	553,881,418	591,398,497	641,353,327	713,613,692	578,300,841
Edmonton CMA Year to Date					
Listings	29,146	28,762	29,443	26,164	24,786
Sales	14,114	14,079	15,231	16,745	14,841
Sales Volume	5,464,387,594	5,430,086,856	5,898,946,028	6,375,813,093	5,394,375,080
Edmonton CMA Month End Active Inventory					
Residential	8,361	7,700	7,124	4,850	5,372
Rural	1,186	1,195	1,246	1,279	1,297
Commercial	547	564	564	584	658
TOTAL	10,094	9,459	8,934	6,713	7,327
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Total Board Monthly					
Listings	3,756	3,599	3,708	3,185	2,939
Sales	1,758	1,855	2,017	2,312	2,006
Sales Volume	642,318,816	691,408,347	752,009,272	855,572,845	700,824,657
Total Board Year to Date					
Listings	36,035	35,617	36,649	33,524	31,845
Sales	16,906	16,902	18,325	20,514	18,498
Sales Volume	6,343,358,277	6,328,735,067	6,907,244,808	7,600,449,609	6,509,218,566

September 2017

	2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Barrhead						
Sales	4	3	4	57	43	52
Sales Volume	n/a	n/a	n/a	13,387,515	9,720,823	11,480,300
Average Price	n/a	n/a	n/a	234,869	226,066	220,775
Median Price	n/a	n/a	n/a	227,500	220,000	235,000
Beaumont						
Sales	29	20	21	289	216	258
Sales Volume	13,320,650	8,882,399	8,569,216	126,506,713	91,681,612	111,957,628
Average Price	459,333	444,120	408,058	437,739	424,452	433,944
Median Price	482,000	446,000	395,000	435,000	411,500	416,500
Bonnyville						
Sales	8	6	5	61	52	69
Sales Volume	1,962,500	1,742,000	2,242,000	16,688,650	16,036,750	22,696,990
Average Price	245,313	290,333	448,400	273,584	308,399	328,942
Median Price	273,750	317,500	410,000	297,500	314,750	322,500
Cold Lake						
Sales	17	19	26	198	201	191
Sales Volume	5,016,900	6,496,400	9,604,250	64,305,395	66,060,774	71,228,496
Average Price	295,112	341,916	369,394	324,775	328,661	372,924
Median Price	293,000	322,000	346,250	319,000	329,500	369,900
Devon						
Sales	7	9	10	69	63	70
Sales Volume	2,223,667	2,993,500	3,743,000	23,030,316	20,054,050	22,947,088
Average Price	317,667	332,611	374,300	333,773	318,318	327,816
Median Price	312,000	290,000	358,000	325,000	315,750	319,000
Drayton Valley						
Sales	13	9	5	96	77	91
Sales Volume	3,225,362	3,166,000	1,245,400	24,767,312	21,396,574	26,989,998
Average Price	248,105	351,778	249,080	257,993	277,878	296,593
Median Price	274,000	340,000	220,500	271,950	279,000	312,000
Fort Saskatchewan						
SFD Sales	25	29	27	246	269	285
SFD Average Price	369,550	405,722	397,774	416,299	423,975	416,240
SFD Median Price	368,000	400,000	375,000	400,750	420,000	413,000
Condo Sales	5	4	7	49	54	54
Condo Average Price	237,600	n/a	195,429	248,205	248,445	236,269
Condo Median Price	217,000	n/a	158,000	230,000	241,000	215,000
Total Sales Volume	15,037,250	15,218,951	13,455,300	149,343,708	156,077,749	156,413,940
Gibbons						
Sales	5	7	6	56	39	51
Sales Volume	1,598,000	1,769,000	1,721,080	17,249,500	11,627,900	14,759,230
Average Price	319,600	252,714	286,847	308,027	298,151	289,397
Median Price	276,000	248,000	254,000	287,750	296,900	283,000
Leduc						
SFD Sales	28	36	38	267	280	336
SFD Average Price	376,446	388,883	385,417	379,666	377,074	391,949
SFD Median Price	349,750	391,000	371,450	375,000	362,000	370,000
Condo Sales	9	12	9	47	44	68
Condo Average Price	191,934	225,067	230,656	233,112	241,827	247,532
Condo Median Price	192,500	219,750	217,500	217,000	224,975	233,500
Total Sales Volume	14,627,904	18,020,000	18,756,550	130,154,813	140,524,033	169,396,991

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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September 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Morinville	Sales	20	12	18	161	151	202
	Sales Volume	6,533,500	4,418,700	5,635,550	52,757,140	50,715,610	67,784,250
	Average Price	326,675	368,225	313,086	327,684	335,865	335,566
	Median Price	317,125	367,450	327,750	330,000	341,291	345,500
Sherwood Park	SFD Sales	59	75	68	636	714	738
	SFD Average Price	458,186	471,176	434,060	458,671	455,786	460,853
	SFD Median Price	431,750	435,000	421,000	435,000	426,250	439,000
	Condo Sales	14	15	21	168	188	213
	Condo Average Price	310,217	263,773	311,576	306,401	313,278	323,641
	Condo Median Price	291,500	236,500	305,000	297,500	305,000	310,000
	Total Sales Volume	34,856,499	43,240,100	38,403,650	368,949,020	412,505,912	430,660,203
Spruce Grove	SFD Sales	32	36	36	345	361	383
	SFD Average Price	382,976	386,974	408,217	394,344	403,518	412,135
	SFD Median Price	372,500	370,500	392,525	384,900	393,500	399,900
	Condo Sales	6	8	6	62	41	49
	Condo Average Price	255,917	226,703	265,275	233,143	232,180	242,256
	Condo Median Price	216,000	207,613	271,125	218,000	214,000	224,000
	Total Sales Volume	17,565,724	20,446,075	18,967,850	183,160,375	192,067,857	202,107,689
St. Albert	SFD Sales	64	71	76	610	656	685
	SFD Average Price	460,481	462,749	487,520	471,664	473,629	486,685
	SFD Median Price	434,000	420,000	453,000	435,000	430,750	451,000
	Condo Sales	16	24	22	175	191	186
	Condo Average Price	336,654	266,267	248,091	281,841	268,557	275,902
	Condo Median Price	305,000	254,750	244,700	264,000	244,000	260,000
	Total Sales Volume	36,755,754	39,887,092	43,476,019	351,167,620	371,250,002	395,012,449
St. Paul	Sales	11	7	6	77	79	75
	Sales Volume	2,445,900	1,780,500	1,322,000	20,353,100	19,273,500	20,450,100
	Average Price	222,355	254,357	220,333	264,326	243,968	272,668
	Median Price	256,500	286,000	241,750	274,000	229,000	274,500
Stony Plain	Sales	38	25	24	294	236	262
	Sales Volume	12,197,650	7,827,098	8,383,250	97,439,974	76,612,745	92,146,233
	Average Price	320,991	313,084	349,302	331,428	324,630	351,703
	Median Price	307,500	300,000	368,500	328,050	326,750	350,500
Vegreville	Sales	7	8	8	53	58	66
	Sales Volume	1,565,000	1,796,000	1,899,900	11,515,400	13,109,775	14,658,350
	Average Price	223,571	224,500	237,488	217,272	226,031	222,096
	Median Price	230,000	200,000	242,000	230,000	217,500	225,000
Westlock	Sales	5	15	6	50	64	53
	Sales Volume	1,055,500	3,218,800	1,003,000	9,866,750	12,634,385	11,299,700
	Average Price	211,100	214,587	167,167	197,335	197,412	213,202
	Median Price	199,500	245,500	169,000	207,000	196,250	216,000
Wetaskiwin	Sales	10	13	20	113	151	169
	Sales Volume	1,958,000	3,241,900	4,478,500	25,994,250	34,662,914	40,063,082
	Average Price	195,800	249,377	223,925	230,038	229,556	237,060
	Median Price	184,000	225,000	216,500	225,000	232,262	235,000

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.

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September 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Rural¹ Sales by County							
Athabasca County	Sales	5	2	2	33	18	16
	Sales Volume	909,000	n/a	n/a	8,184,476	2,911,775	3,165,800
Bonnyville M.D.	Sales	11	12	9	94	61	68
	Sales Volume	3,788,000	3,785,500	2,180,500	35,799,890	23,532,400	24,807,050
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	10	18	9	140	144	126
	Sales Volume	5,397,900	8,921,150	5,561,750	68,414,880	67,949,350	75,388,627
Parkland County	Sales	38	28	48	377	357	394
	Sales Volume	17,396,000	12,562,884	19,826,000	181,881,767	167,880,332	192,943,280
Smoky Lake County	Sales	1	1	0	11	12	8
	Sales Volume	n/a	n/a	n/a	1,696,500	3,311,900	2,140,500
St. Paul County	Sales	8	8	5	68	56	61
	Sales Volume	1,165,500	993,000	791,000	12,653,900	11,332,100	12,128,100
Strathcona County	Sales	21	19	25	216	229	279
	Sales Volume	13,042,750	11,521,782	18,237,250	133,960,217	139,221,943	172,819,300
Sturgeon County	Sales	19	17	19	148	138	138
	Sales Volume	12,094,008	9,559,500	9,515,750	85,266,558	71,969,391	78,867,155
Thorhild County	Sales	6	2	0	29	23	24
	Sales Volume	1,350,150	n/a	n/a	7,153,983	6,622,237	5,466,300
Two Hills County	Sales	3	1	3	15	12	13
	Sales Volume	n/a	n/a	n/a	4,759,300	3,875,500	2,635,300
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.

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September 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	2	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	0	0	8	4	4
	Sales Volume	n/a	n/a	n/a	2,806,160	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	0	3	4	16
	Sales Volume	n/a	n/a	n/a	n/a	n/a	12,919,500
Parkland County	Sales	1	0	3	3	7	14
	Sales Volume	n/a	n/a	n/a	n/a	6,157,950	8,651,650
Smoky Lake County	Sales	0	0	0	4	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	1	0	1	4	10	6
	Sales Volume	n/a	n/a	n/a	n/a	3,794,900	1,423,000
Strathcona County	Sales	0	0	1	1	4	7
	Sales Volume	n/a	n/a	n/a	n/a	n/a	8,505,250
Sturgeon County	Sales	0	0	1	1	3	6
	Sales Volume	n/a	n/a	n/a	n/a	n/a	3,833,000
Thorhild County	Sales	0	0	0	0	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.