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All residential unit sales increase 1.89% year over year

Edmonton, September 5, 2018: In the Edmonton Census Metropolitan Area (CMA), all residential average unit sales decreased 2.25% compared to July 2018 and increased 1.89% compared to August 2017. Single family home sales increased both 1.44% month over month and 6.15% year over year. Condominium sales decreased 6.34% relative to July 2018 and increased 0.5% relative to August 2017. Duplex/rowhouses decreased 10.29% month over month and decreased 14.67% year over year.

The average all residential selling price decreased 1.38% to \$364,925 compared to July 2018 and decreased 2.30% compared to August 2017. Single family home average prices decreased 2.83% to \$424,471 month over month and decreased 3.23% year over year. Condominium average prices decreased 0.57% compared to July 2018 and decreased 0.12% compared to August 2017. Duplex/rowhouse average prices decreased 3.38% month over month and decreased 6.90% year over year.

“Both sales and listings typically decrease during August, as many buyers and sellers shift their focus on preparing for the new school year,” says REALTORS® Association of Edmonton Chair Darcy Torhjem. “As we move into the fall, buyers still have a lot of inventory to look at in all categories of residential properties. For sellers, they may have to be more patient and flexible when selling their properties, but they should still be able to get a good price for their house in the end.”

Listings decreased 4.51% compared to July 2018 and increased 1.63% compared to August 2017. Inventory also decreased month over month, down 2.62% and increased 7.73% year over year. In total, there were 1,567 MLS® System listed properties sold in August 2018, a decrease of 2.25% month over month and an increase of 1.89% year over year.

Average days on market increased for most categories, indicating it continues to be a buyers’ market for the Edmonton CMA. The average for single family homes increased to 59 days for August 2018, seven days longer than July 2018 and eight days longer than August 2017. Condominiums average days on market increased to 73 in August 2018, seven days longer than July 2018 and five days longer compared to August 2017. For duplex/rowhouses, the average days on market was 63, increasing from 61 in July 2018 and one day shorter relative to August 2017.

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

Highlights of MLS® System activity

MLS® System Activity (for all-residential sales in Edmonton CMA ¹)	August 2018	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$424,471	-2.83%	-3.23%
SFD median ⁴ selling price – month	\$384,500	-3.43%	-3.03%
Condominium average selling price	\$244,701	-0.57%	-0.12%
Condominium median selling price	\$225,000	0.00%	0.00%
All-residential ⁵ average selling price	\$364,925	-1.38%	-2.30%
All-residential median selling price	\$340,000	-2.30%	-1.23%
# residential listings this month	3,050	-4.51%	1.63%
# residential sales this month	1,567	-2.25%	1.89%
# residential inventory at month end	9,618	-2.62%	7.73%
# Total ⁶ MLS® System sales this month	2,065	-3.91%	3.51%
\$ Value Total residential sales this month	644,023,366	-4.28%	-0.85%
\$ Value of total MLS® System sales – month	756,855,957	-5.67%	1.77%
\$ Value of total MLS® System sales - YTD	5,468,936,843	16.03%	-4.05%

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, www.realtorsofedmonton.com, and www.REALTOR.ca. REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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August 2018

	2018	2017	2016	2015	2014
Single Family Detached					
Listings / YTD	1,796 / 14,438	1,644 / 13,083	1,545 / 12,980	1,717 / 13,753	1,342 / 12,245
Sales / YTD	984 / 7,041	927 / 7,202	943 / 7,151	939 / 7,640	987 / 8,297
Sales to Listings Ratio / YTD	55% / 49%	56% / 55%	61% / 55%	55% / 56%	74% / 68%
Sales Volume	417,679,800	406,618,826	409,931,649	412,215,932	429,357,586
Sales Volume YTD	3,074,892,067	3,172,504,438	3,118,387,768	3,362,792,943	3,583,441,552
Average Sale Price	424,471	438,640	434,710	438,995	435,013
Average Sale Price YTD	436,712	440,503	436,077	440,156	431,896
Median Sale Price	384,500	396,500	400,000	400,100	403,000
Median Sale Price YTD	397,500	402,598	405,000	410,000	400,500
Average Days on Market / YTD	59 / 53	51 / 51	49 / 51	53 / 47	48 / 43
Median Days on Market / YTD	46 / 38	36 / 34	35 / 37	39 / 33	36 / 28
Condominium					
Listings / YTD	853 / 7,716	976 / 8,052	862 / 7,376	884 / 7,314	722 / 6,257
Sales / YTD	399 / 2,947	397 / 3,030	444 / 3,070	469 / 3,586	519 / 4,093
Sales to Listings Ratio / YTD	47% / 38%	41% / 38%	52% / 42%	53% / 49%	72% / 65%
Sales Volume	97,635,793	97,261,262	113,120,029	119,479,186	135,720,939
Sales Volume YTD	708,735,280	760,416,816	774,078,722	910,051,699	1,028,468,381
Average Sale Price	244,701	244,991	254,775	254,753	261,505
Average Sale Price YTD	240,494	250,963	252,143	253,779	251,275
Median Sale Price	225,000	225,000	236,750	235,700	230,000
Median Sale Price YTD	220,000	230,000	235,000	235,000	233,000
Average Days on Market / YTD	73 / 71	68 / 66	62 / 61	57 / 53	53 / 52
Median Days on Market / YTD	58 / 53	56 / 50	52 / 48	45 / 40	38 / 36
Duplex/Rowhouse					
Listings / YTD	314 / 2,364	305 / 2,145	219 / 2,046	218 / 1,772	139 / 1,344
Sales / YTD	157 / 1,191	184 / 1,236	154 / 1,174	138 / 1,087	130 / 1,017
Sales to Listings Ratio / YTD	50% / 50%	60% / 58%	70% / 57%	63% / 61%	94% / 76%
Sales Volume	51,910,957	65,344,733	52,596,193	48,431,410	45,377,765
Sales Volume YTD	407,030,604	432,071,249	406,058,061	384,412,304	348,826,347
Average Sale Price	330,643	355,134	341,534	350,952	349,060
Average Sale Price YTD	341,755	349,572	345,876	353,645	342,995
Median Sale Price	322,000	332,500	325,000	340,000	335,089
Median Sale Price YTD	327,000	333,000	330,000	341,000	329,000
Average Days on Market / YTD	63 / 61	64 / 64	58 / 60	54 / 47	44 / 43
Median Days on Market / YTD	51 / 45	51 / 48	39 / 46	39 / 33	31 / 29
Total Residential²					
Listings / YTD	3,050 / 25,250	3,001 / 23,882	2,699 / 23,096	2,886 / 23,391	2,286 / 20,423
Sales / YTD	1,567 / 11,392	1,538 / 11,692	1,574 / 11,586	1,574 / 12,544	1,679 / 13,703
Sales to Listings Ratio / YTD	51% / 45%	51% / 49%	58% / 50%	55% / 54%	73% / 67%
Sales Volume	571,838,027	574,495,171	583,264,257	583,812,028	615,381,740
Sales Volume YTD	4,233,180,213	4,408,356,255	4,336,733,885	4,697,095,620	5,010,799,028
Average Sale Price	364,925	373,534	370,562	370,910	366,517
Average Sale Price YTD	371,592	377,040	374,308	374,450	365,672
Median Sale Price	340,000	344,250	345,000	352,250	347,000
Median Sale Price YTD	350,000	353,000	354,000	357,000	347,000
Average Days on Market / YTD	64 / 60	58 / 57	55 / 55	55 / 50	49 / 46
Median Days on Market / YTD	50 / 43	44 / 40	40 / 41	41 / 35	36 / 31

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

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

August 2018

	2018	2017	2016	2015	2014
Acreege with Home					
Listings / YTD	180 / 1,711	199 / 1,580	182 / 1,540	193 / 1,726	189 / 1,706
Sales / YTD	92 / 570	97 / 633	91 / 633	90 / 677	80 / 742
Sales to Listings Ratio / YTD	51% / 33%	49% / 40%	50% / 41%	47% / 39%	42% / 43%
Sales Volume	53,352,887	58,406,868	49,471,900	58,061,800	44,083,956
Sales Volume YTD	330,067,571	380,424,784	362,793,395	410,373,635	430,483,085
Average Sale Price	579,923	602,133	543,647	645,131	551,049
Average Sale Price YTD	579,066	600,987	573,133	606,165	580,166
Median Sale Price	522,500	568,000	532,500	562,500	539,000
Median Sale Price YTD	530,250	568,000	548,000	551,500	540,500
Average Days on Market / YTD	79 / 77	74 / 83	88 / 76	81 / 73	75 / 71
Median Days on Market / YTD	61 / 51	63 / 53	54 / 51	55 / 51	50 / 44
Vacant Acreege and Recreational					
Listings / YTD	42 / 506	59 / 434	50 / 489	49 / 508	122 / 709
Sales / YTD	28 / 147	15 / 151	20 / 145	22 / 143	21 / 166
Sales to Listings Ratio / YTD	67% / 29%	25% / 35%	40% / 30%	45% / 28%	17% / 23%
Sales Volume	8,622,949	4,176,975	6,933,300	6,062,500	8,361,650
Sales Volume YTD	45,276,185	37,726,080	38,193,305	50,667,827	44,715,958
Average Sale Price	307,962	278,465	346,665	275,568	398,174
Average Sale Price YTD	308,001	249,842	263,402	354,320	269,373
Median Sale Price	261,500	149,000	223,750	190,000	170,000
Median Sale Price YTD	245,000	205,000	188,000	250,000	205,000
Average Days on Market / YTD	160 / 171	187 / 156	93 / 170	152 / 155	135 / 168
Median Days on Market / YTD	141 / 122	91 / 100	86 / 101	119 / 89	98 / 95
Recreational with Home					
Listings / YTD	3 / 20	0 / 21	4 / 29	4 / 35	3 / 33
Sales / YTD	4 / 12	1 / 9	1 / 9	1 / 16	0 / 12
Sales to Listings Ratio / YTD	133% / 60%	0% / 43%	25% / 31%	25% / 46%	0% / 36%
Sales Volume	1,713,500	460,000	305,000	283,250	0
Sales Volume YTD	4,432,049	3,441,900	4,039,000	5,836,150	4,740,900
Average Sale Price	428,375	460,000	305,000	283,250	0
Average Sale Price YTD	369,337	382,433	448,778	364,759	395,075
Median Sale Price	406,250	460,000	305,000	283,250	0
Median Sale Price YTD	317,500	408,000	450,000	316,575	439,500
Average Days on Market / YTD	101 / 100	88 / 81	94 / 113	77 / 123	0 / 55
Median Days on Market / YTD	101 / 100	88 / 41	94 / 94	77 / 58	0 / 52
Total Rural²					
Listings / YTD	225 / 2,237	258 / 2,035	236 / 2,058	246 / 2,269	314 / 2,448
Sales / YTD	124 / 729	113 / 793	112 / 787	113 / 836	101 / 920
Sales to Listings Ratio / YTD	55% / 33%	44% / 39%	47% / 38%	46% / 37%	32% / 38%
Sales Volume	63,689,336	63,043,843	56,710,200	64,407,550	52,445,606
Sales Volume YTD	379,775,805	421,592,764	405,025,700	466,877,612	479,939,943
Average Sale Price	513,624	557,910	506,341	569,978	519,263
Average Sale Price YTD	520,954	531,643	514,645	558,466	521,674
Median Sale Price	471,750	529,000	461,750	519,000	499,702
Median Sale Price YTD	475,000	510,000	500,000	522,000	495,000
Average Days on Market / YTD	98 / 97	89 / 97	89 / 94	94 / 88	88 / 89
Median Days on Market / YTD	71 / 59	63 / 57	59 / 57	56 / 55	66 / 50

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.

August 2018

	2018	2017	2016	2015	2014
Land					
Listings / YTD	17 / 107	12 / 105	19 / 84	23 / 116	9 / 84
Sales / YTD	4 / 17	2 / 14	2 / 18	3 / 13	6 / 17
Sales to Listings Ratio / YTD	24% / 16%	17% / 13%	11% / 21%	13% / 11%	67% / 20%
Sales Volume	2,970,000	1,835,000	4,650,000	1,830,000	5,447,000
Sales Volume YTD	13,476,076	13,294,700	20,008,750	9,297,500	27,741,100
Average Sale Price	742,500	917,500	2,325,000	610,000	907,833
Average Sale Price YTD	792,710	949,621	1,111,597	715,192	1,631,829
Median Sale Price	462,500	917,500	2,325,000	485,000	936,000
Median Sale Price YTD	475,000	880,000	583,500	420,000	650,000
Average Days on Market / YTD	153 / 255	124 / 169	181 / 240	119 / 181	99 / 239
Median Days on Market / YTD	103 / 138	124 / 124	181 / 195	150 / 131	89 / 158
Investment					
Listings / YTD	32 / 240	15 / 158	20 / 198	28 / 175	22 / 179
Sales / YTD	10 / 62	0 / 58	9 / 59	9 / 49	4 / 63
Sales to Listings Ratio / YTD	31% / 26%	0% / 37%	45% / 30%	32% / 28%	18% / 35%
Sales Volume	10,284,845	0	5,927,100	8,968,900	2,291,500
Sales Volume YTD	50,759,817	37,854,490	43,619,953	33,397,199	51,865,517
Average Sale Price	1,028,485	0	658,567	996,544	572,875
Average Sale Price YTD	818,707	652,664	739,321	681,575	823,262
Median Sale Price	693,000	0	384,100	745,000	330,000
Median Sale Price YTD	517,100	445,000	400,000	405,000	460,000
Average Days on Market / YTD	239 / 178	0 / 162	132 / 160	188 / 141	59 / 145
Median Days on Market / YTD	79 / 116	0 / 132	80 / 124	140 / 111	37 / 94
Multi Family					
Listings / YTD	6 / 58	6 / 37	8 / 42	1 / 43	2 / 42
Sales / YTD	2 / 14	1 / 12	4 / 14	1 / 13	1 / 21
Sales to Listings Ratio / YTD	33% / 24%	17% / 32%	50% / 33%	100% / 30%	50% / 50%
Sales Volume	1,492,500	850,000	5,782,000	783,000	1,230,000
Sales Volume YTD	13,911,100	14,960,000	20,893,000	17,669,000	30,608,300
Average Sale Price	746,250	850,000	1,445,500	783,000	1,230,000
Average Sale Price YTD	993,650	1,246,667	1,492,357	1,359,154	1,457,538
Median Sale Price	746,250	850,000	1,366,000	783,000	1,230,000
Median Sale Price YTD	726,000	852,500	1,260,500	1,075,000	1,331,000
Average Days on Market / YTD	163 / 96	60 / 95	78 / 203	76 / 153	95 / 101
Median Days on Market / YTD	163 / 53	60 / 91	90 / 90	76 / 99	95 / 82
Hotel/Motel					
Listings / YTD	2 / 6	1 / 4	0 / 1	0 / 4	1 / 3
Sales / YTD	0 / 1	0 / 0	0 / 0	0 / 0	0 / 0
Sales to Listings Ratio / YTD	0% / 17%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	5,650,000	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	5,650,000	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	5,650,000	0	0	0	0
Average Days on Market / YTD	0 / 81	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 81	0 / 0	0 / 0	0 / 0	0 / 0

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August 2018

	2018	2017	2016	2015	2014
Business					
Listings / YTD	10 / 180	23 / 163	14 / 145	20 / 182	20 / 210
Sales / YTD	6 / 34	2 / 33	7 / 32	0 / 28	0 / 29
Sales to Listings Ratio / YTD	60% / 19%	9% / 20%	50% / 22%	0% / 15%	0% / 14%
Sales Volume	986,000	365,000	768,000	0	0
Sales Volume YTD	6,903,800	4,877,889	7,363,388	4,763,000	7,539,149
Average Sale Price	164,333	182,500	109,714	0	0
Average Sale Price YTD	203,053	147,815	230,106	170,107	259,971
Median Sale Price	78,000	182,500	100,000	0	0
Median Sale Price YTD	106,000	110,000	142,500	94,000	114,649
Average Days on Market / YTD	136 / 145	104 / 141	133 / 157	0 / 131	0 / 178
Median Days on Market / YTD	148 / 148	104 / 109	126 / 119	0 / 89	0 / 105
Lease					
Listings / YTD	21 / 166	19 / 171	18 / 186	18 / 138	16 / 130
Sales / YTD	5 / 56	5 / 53	4 / 48	9 / 46	5 / 41
Sales to Listings Ratio / YTD	24% / 34%	26% / 31%	22% / 26%	50% / 33%	31% / 32%
Sales Volume	387,460	501,579	267,105	748,725	1,909,740
Sales Volume YTD	6,348,274	6,490,278	7,074,738	4,959,084	6,084,332
Average Sale Price	77,492	100,316	66,776	83,192	381,948
Average Sale Price YTD	113,362	122,458	147,390	107,806	148,398
Median Sale Price	53,375	108,000	59,203	72,000	106,250
Median Sale Price YTD	81,420	73,440	85,440	72,000	89,796
Average Days on Market / YTD	168 / 157	169 / 192	163 / 138	104 / 153	179 / 131
Median Days on Market / YTD	102 / 107	152 / 119	159 / 91	96 / 63	88 / 102
Farms					
Listings / YTD	0 / 0	0 / 0	0 / 0	19 / 118	11 / 200
Sales / YTD	0 / 0	0 / 2	1 / 6	2 / 35	10 / 90
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	11% / 30%	91% / 45%
Sales Volume	0	0	567,000	3,900,000	7,881,999
Sales Volume YTD	0	2,000,000	1,975,000	28,993,000	52,901,674
Average Sale Price	0	0	567,000	1,950,000	788,200
Average Sale Price YTD	0	1,000,000	329,167	828,371	587,796
Median Sale Price	0	0	567,000	1,950,000	535,000
Median Sale Price YTD	0	1,000,000	280,000	495,000	522,500
Average Days on Market / YTD	0 / 0	0 / 648	381 / 359	20 / 181	91 / 132
Median Days on Market / YTD	0 / 0	0 / 648	381 / 376	20 / 63	78 / 89
Total Commercial²					
Listings / YTD	88 / 758	76 / 637	80 / 657	109 / 775	81 / 848
Sales / YTD	27 / 184	10 / 172	27 / 177	24 / 184	26 / 261
Sales to Listings Ratio / YTD	31% / 24%	13% / 27%	34% / 27%	22% / 24%	32% / 31%
Sales Volume	16,120,805	3,551,579	17,961,205	16,230,625	18,760,239
Sales Volume YTD	97,049,067	79,477,357	100,934,829	99,078,783	176,740,072
Average Sale Price	597,067	355,158	665,230	676,276	721,548
Average Sale Price YTD	527,441	462,078	570,253	538,472	677,165
Median Sale Price	355,000	155,660	328,000	250,000	480,000
Median Sale Price YTD	270,074	284,763	305,000	289,450	420,000
Average Days on Market / YTD	185 / 166	136 / 169	142 / 172	129 / 154	105 / 145
Median Days on Market / YTD	104 / 116	104 / 118	123 / 122	98 / 89	78 / 96

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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.

August 2018

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2014	January	3,618	894	585	2,668	258
	February	3,949	978	588	2,911	259
	March	4,411	1,111	630	3,222	277
	April	4,978	1,247	634	3,662	267
	May	5,668	1,378	652	4,239	268
	June	5,751	1,406	637	4,328	267
	July	5,644	1,351	615	4,227	264
	August	5,380	1,405	598	4,053	252
	September	4,850	1,280	608	3,661	269
	October	4,506	1,113	578	3,429	258
	November	3,945	959	579	2,959	272
	December	3,124	792	508	2,325	232
2015	January	4,148	864	557	3,120	275
	February	5,039	1,010	590	3,784	291
	March	5,973	1,137	614	4,415	295
	April	6,787	1,264	612	4,989	301
	May	7,327	1,338	615	5,458	302
	June	7,199	1,372	602	5,443	310
	July	7,217	1,365	594	5,495	308
	August	7,249	1,336	599	5,510	285
	September	7,123	1,246	587	5,347	277
	October	6,664	1,092	567	4,974	275
	November	6,345	1,024	566	4,755	277
	December	5,574	867	546	4,146	278
2016	January	5,900	882	521	4,331	269
	February	6,740	964	541	4,917	286
	March	7,413	1,070	567	5,406	319
	April	7,914	1,174	557	5,736	301
	May	8,040	1,138	589	5,886	325
	June	8,070	1,203	599	5,945	335
	July	7,912	1,184	577	5,807	320
	August	7,794	1,199	594	5,744	331
	September	7,712	1,196	579	5,770	326
	October	7,144	1,059	557	5,365	317
	November	6,793	983	566	5,119	332
	December	5,724	846	554	4,260	327
2017	January	5,765	813	515	4,283	302
	February	6,264	850	533	4,638	306
	March	6,944	916	570	5,142	319
	April	7,656	1,055	578	5,651	310
	May	8,499	1,202	585	6,333	308
	June	8,885	1,255	587	6,646	327
	July	8,969	1,263	581	6,758	315
	August	8,928	1,280	591	6,755	328
	September	8,711	1,244	586	6,637	342
	October	8,060	1,113	573	6,105	334
	November	7,372	1,027	598	5,571	352
	December	6,255	880	574	4,714	332
2018	January	6,367	854	569	4,712	344
	February	6,890	912	611	5,102	373
	March	7,901	1,027	645	5,800	391
	April	8,734	1,118	662	6,415	402
	May	9,569	1,328	676	7,086	410
	June	9,932	1,475	701	7,451	438
	July	9,877	1,494	682	7,420	424
	August	9,618	1,450	678	7,280	417

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.

August 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Single Family Detached							
Northwest	Sales	43	44	28	302	306	258
	Average	402,536	425,841	383,434	443,927	426,990	396,325
	Median	372,000	377,500	341,000	383,750	376,950	357,250
North Central	Sales	133	122	136	1,028	1,056	1,061
	Average	364,877	367,060	388,905	376,672	385,558	388,451
	Median	350,000	354,500	370,000	366,900	368,750	377,000
Northeast	Sales	48	50	35	290	299	301
	Average	314,432	329,144	356,612	320,239	345,745	338,532
	Median	301,875	314,500	352,500	298,250	320,000	324,000
Central	Sales	28	24	30	194	216	210
	Average	267,636	259,617	235,730	296,576	276,849	292,913
	Median	243,500	265,750	227,000	274,500	258,500	274,900
West	Sales	65	63	77	523	558	544
	Average	498,546	566,314	477,112	532,572	535,013	524,224
	Median	440,000	440,000	440,000	437,000	440,500	429,500
Southwest	Sales	102	108	100	738	862	819
	Average	545,129	546,237	576,649	574,612	564,110	547,261
	Median	468,950	485,250	498,000	510,000	499,700	493,000
Southeast	Sales	126	129	133	945	968	961
	Average	399,823	407,779	395,843	405,816	402,022	396,698
	Median	375,000	380,000	373,500	375,000	379,750	377,500
Anthony Henday	Sales	141	112	149	955	920	1,018
	Average	515,656	535,404	508,619	500,320	511,471	499,568
	Median	460,000	485,000	465,000	452,500	467,500	460,000
City of Edmonton Total	Sales	686	652	688	4,975	5,185	5,172
	Average	436,615	450,071	444,789	449,365	452,362	444,891
	Median	386,500	399,000	410,000	402,500	408,000	407,000
Condominiums							
Northwest	Sales	10	19	8	78	78	109
	Average	248,250	247,787	334,063	246,193	257,358	233,960
	Median	211,000	223,500	278,000	244,750	237,250	215,000
North Central	Sales	55	49	54	400	400	373
	Average	190,101	215,524	237,483	204,616	218,321	224,839
	Median	180,000	205,000	228,000	195,000	212,000	217,500
Northeast	Sales	15	39	29	170	206	212
	Average	169,412	173,136	197,741	165,880	177,642	197,298
	Median	160,000	175,000	196,500	165,000	175,000	195,000
Central	Sales	64	63	77	464	491	502
	Average	289,676	284,828	291,600	274,721	289,180	292,613
	Median	240,000	276,000	271,000	253,325	280,000	278,950
West	Sales	37	41	31	243	258	247
	Average	226,596	212,724	224,723	219,267	226,361	220,484
	Median	210,000	192,000	213,000	194,000	205,000	210,000
Southwest	Sales	62	63	67	442	490	447
	Average	273,014	302,104	281,696	273,187	284,899	275,007
	Median	265,125	265,000	242,500	255,000	267,750	255,000
Southeast	Sales	50	48	52	384	348	367
	Average	233,575	221,000	210,256	222,694	229,770	239,103
	Median	225,000	226,500	204,500	215,000	220,500	226,000
Anthony Henday	Sales	54	34	71	385	376	451
	Average	263,266	263,325	267,078	256,369	266,088	266,270
	Median	256,500	254,000	273,000	245,000	255,000	260,000
City of Edmonton Total	Sales	347	356	389	2,566	2,647	2,708
	Average	245,604	245,170	255,579	239,660	250,848	252,331
	Median	225,000	221,500	236,000	219,000	228,500	234,500

n/a = insufficient data

August 2018

	2018	2017	2016	2015	2014
Edmonton City Monthly					
Listings	2,422	2,359	2,119	2,247	1,831
Sales	1,179	1,160	1,215	1,220	1,310
Sales Volume	437,566,693	434,087,616	459,792,749	456,537,586	482,355,528
Edmonton City Year to Date					
Listings	19,689	18,630	17,836	18,256	16,003
Sales	8,631	8,973	8,926	9,569	10,536
Sales Volume	3,245,711,636	3,422,670,080	3,381,303,655	3,594,769,579	3,883,975,358
Edmonton City Month End Active Inventory					
Residential	7,280	6,755	5,744	5,510	4,053
Commercial	417	328	331	285	252
TOTAL	7,697	7,083	6,075	5,795	4,305
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Edmonton CMA Monthly					
Listings	3,363	3,335	3,015	3,241	2,681
Sales	1,718	1,661	1,713	1,711	1,806
Sales Volume	651,648,168	641,090,593	657,935,662	664,450,203	686,587,585
Edmonton CMA Year to Date					
Listings	28,245	26,554	25,811	26,435	23,719
Sales	12,305	12,657	12,550	13,564	14,884
Sales Volume	4,710,005,085	4,909,426,376	4,842,694,414	5,263,052,015	5,667,479,043
Edmonton CMA Month End Active Inventory					
Residential	9,618	8,928	7,794	7,249	5,380
Rural	1,450	1,280	1,199	1,336	1,405
Commercial	678	591	594	599	598
TOTAL	11,746	10,799	9,587	9,184	7,383
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Total Board Monthly					
Listings	4,140	4,117	3,716	3,886	3,433
Sales	2,065	1,995	2,071	2,134	2,215
Sales Volume	756,855,957	743,699,435	773,199,778	796,188,378	814,787,247
Total Board Year to Date					
Listings	34,753	32,939	32,050	33,022	30,420
Sales	14,752	15,142	15,053	16,328	18,220
Sales Volume	5,468,936,843	5,699,959,661	5,641,332,775	6,162,644,850	6,752,186,906

August 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Barrhead	Sales	6	9	5	39	53	40
	Sales Volume	1,527,000	2,288,000	1,060,000	8,641,500	12,271,515	8,910,823
	Average Price	254,500	254,222	212,000	221,577	231,538	222,771
	Median Price	266,000	305,000	205,000	205,000	224,000	212,500
Beaumont	Sales	32	46	23	275	260	196
	Sales Volume	13,093,819	21,407,175	9,945,500	122,010,705	113,186,063	82,799,213
	Average Price	409,182	465,373	432,413	443,675	435,331	422,445
	Median Price	411,000	475,800	418,000	435,000	431,250	407,000
Bonnyville	Sales	7	9	10	60	53	46
	Sales Volume	1,388,500	2,528,000	2,999,750	16,507,633	14,726,150	14,294,750
	Average Price	198,357	280,889	299,975	275,127	277,852	310,755
	Median Price	150,000	290,000	297,500	285,000	304,900	314,750
Cold Lake	Sales	16	18	29	180	181	182
	Sales Volume	5,486,500	6,384,739	7,491,300	51,480,899	59,288,495	59,564,374
	Average Price	342,906	354,708	258,321	286,005	327,561	327,277
	Median Price	365,000	330,000	265,000	295,000	320,000	329,700
Devon	Sales	8	9	9	72	62	54
	Sales Volume	2,524,400	2,784,999	2,863,000	22,334,881	20,806,649	17,060,550
	Average Price	315,550	309,444	318,111	310,207	335,591	315,936
	Median Price	341,250	324,500	308,000	316,450	325,250	320,375
Drayton Valley	Sales	7	18	16	50	83	68
	Sales Volume	1,579,345	4,436,900	4,099,774	11,239,545	21,541,950	18,230,574
	Average Price	225,621	246,494	256,236	224,791	259,542	268,097
	Median Price	231,000	273,500	277,000	230,500	269,900	277,250
Fort Saskatchewan	SFD Sales	41	37	34	208	221	240
	SFD Average Price	406,224	420,467	425,695	416,986	421,588	426,181
	SFD Median Price	377,000	410,000	397,500	403,250	402,500	420,000
	Condo Sales	7	3	2	36	44	50
	Condo Average Price	248,714	n/a	n/a	226,900	249,410	244,540
	Condo Median Price	235,000	n/a	n/a	215,000	230,000	239,500
Total Sales Volume	21,846,350	20,556,288	18,206,327	120,216,519	134,306,458	140,858,798	
Gibbons	Sales	5	4	5	35	51	32
	Sales Volume	1,166,400	n/a	1,493,500	10,069,650	15,651,500	9,858,900
	Average Price	233,280	n/a	298,700	287,704	306,892	308,091
	Median Price	218,000	n/a	307,000	275,000	295,000	301,950
Leduc	SFD Sales	36	30	35	281	239	244
	SFD Average Price	379,794	385,037	357,509	368,955	380,044	375,331
	SFD Median Price	362,450	383,250	334,500	355,000	375,000	361,000
	Condo Sales	4	6	9	45	38	32
	Condo Average Price	n/a	292,083	246,056	230,407	242,864	248,113
	Condo Median Price	n/a	273,500	235,000	210,000	225,500	230,500
	Total Sales Volume	17,786,850	15,828,700	19,035,200	133,935,814	115,526,909	122,504,033

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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August 2018

	2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Morinville						
Sales	22	10	19	154	141	139
Sales Volume	6,813,500	3,366,150	5,754,870	49,168,868	46,223,640	46,296,910
Average Price	309,705	336,615	302,888	319,278	327,827	333,071
Median Price	325,000	352,500	262,000	328,000	330,000	340,000
Sherwood Park						
SFD Sales	86	75	95	579	577	639
SFD Average Price	432,020	470,469	448,989	448,679	458,721	453,980
SFD Median Price	413,000	431,500	424,500	425,000	435,000	425,000
Condo Sales	28	19	23	170	154	173
Condo Average Price	282,993	323,000	336,883	286,715	306,054	317,570
Condo Median Price	278,950	318,000	341,000	280,500	297,750	306,000
Total Sales Volume	46,793,999	42,719,866	53,332,225	330,609,007	334,092,521	369,265,812
Spruce Grove						
SFD Sales	42	37	41	278	313	325
SFD Average Price	413,421	388,743	408,350	395,273	395,506	405,351
SFD Median Price	396,340	385,000	370,020	384,250	385,000	395,000
Condo Sales	8	7	5	53	56	33
Condo Average Price	251,734	241,714	209,100	221,623	230,703	233,508
Condo Median Price	247,688	250,000	193,000	212,500	218,000	215,000
Total Sales Volume	24,414,955	21,666,468	22,712,902	154,442,568	165,594,651	171,621,782
St. Albert						
SFD Sales	89	75	71	590	546	585
SFD Average Price	454,951	459,875	478,792	478,799	472,975	474,949
SFD Median Price	418,000	433,000	427,000	443,000	435,500	431,500
Condo Sales	23	14	29	176	159	167
Condo Average Price	251,593	245,589	261,151	272,287	276,325	268,886
Condo Median Price	242,000	234,250	257,750	249,000	260,000	244,000
Total Sales Volume	48,443,590	39,347,781	43,322,909	342,981,170	314,411,866	331,362,910
St. Paul						
Sales	6	8	7	74	66	72
Sales Volume	1,679,500	2,289,000	1,865,500	18,671,300	17,907,200	17,493,000
Average Price	279,917	286,125	266,500	252,315	271,321	242,958
Median Price	301,250	286,250	320,000	259,000	275,000	223,250
Stony Plain						
Sales	21	38	20	196	255	211
Sales Volume	5,910,900	12,326,346	7,158,500	63,265,430	84,954,924	68,785,647
Average Price	281,471	324,378	357,925	322,783	333,157	325,998
Median Price	292,500	321,000	346,000	325,000	330,000	330,000
Vegreville						
Sales	2	10	7	38	46	50
Sales Volume	n/a	2,561,500	2,012,900	7,644,000	9,950,400	11,313,775
Average Price	n/a	256,150	287,557	201,158	216,313	226,276
Median Price	n/a	247,500	288,500	205,000	225,000	223,000
Westlock						
Sales	5	6	4	45	45	49
Sales Volume	1,046,000	921,000	n/a	8,965,950	8,811,250	9,415,585
Average Price	209,200	153,500	n/a	199,243	195,806	192,155
Median Price	260,000	137,500	n/a	200,000	214,000	177,000
Wetaskiwin						
Sales	18	13	13	113	103	138
Sales Volume	4,124,750	2,388,400	3,332,450	25,663,825	24,036,250	31,421,014
Average Price	229,153	183,723	256,342	227,113	233,362	227,689
Median Price	205,000	185,500	255,000	221,500	230,000	232,631

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.

August 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Rural¹ Sales by County							
Athabasca County	Sales	3	5	5	26	28	16
	Sales Volume	n/a	1,166,500	1,036,750	5,848,300	7,275,476	2,189,275
Bonnyville M.D.	Sales	8	12	12	80	83	49
	Sales Volume	2,393,100	4,257,000	4,761,900	30,777,448	32,011,890	19,746,900
Lac la Biche County	Sales	2	2	0	4	4	2
	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	25	17	17	119	130	126
	Sales Volume	11,308,850	9,899,000	7,388,000	54,517,188	63,016,980	59,028,200
Parkland County	Sales	63	47	44	301	339	329
	Sales Volume	29,980,536	23,553,168	23,176,000	141,863,597	164,485,767	155,317,448
Smoky Lake County	Sales	5	1	1	20	10	11
	Sales Volume	914,900	n/a	n/a	3,464,800	1,576,500	3,244,900
St. Paul County	Sales	6	6	8	66	60	48
	Sales Volume	1,208,000	539,500	1,661,000	10,608,150	11,488,400	10,339,100
Strathcona County	Sales	26	27	33	208	195	211
	Sales Volume	15,765,700	17,093,775	17,827,800	123,008,170	120,917,467	128,270,161
Sturgeon County	Sales	10	22	18	101	129	121
	Sales Volume	6,634,250	12,497,900	8,318,400	60,386,850	73,172,550	62,409,891
Thorhild County	Sales	2	4	4	18	23	21
	Sales Volume	n/a	n/a	n/a	4,826,900	5,803,833	6,249,737
Two Hills County	Sales	1	1	1	13	12	11
	Sales Volume	n/a	n/a	n/a	2,679,400	3,859,500	3,410,500
Vermilion River County	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

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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August 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	0	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	0	1	2	8	4
	Sales Volume	n/a	n/a	n/a	n/a	2,806,160	n/a
Lac la Biche County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	1	0	0	2	3	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	1	0	1	2	2	7
	Sales Volume	n/a	n/a	n/a	n/a	n/a	6,157,950
Smoky Lake County	Sales	1	0	0	2	4	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	0	0	2	5	3	10
	Sales Volume	n/a	n/a	n/a	1,327,236	n/a	3,794,900
Strathcona County	Sales	0	0	0	1	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	1	2	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	1	0	0	1	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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

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.