



## REALTORS® Association of Edmonton

Edmonton Real Estate Board – Co-operative Listing Bureau Limited

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### **Edmonton's real estate market on par with last year**

*Marginal dips in prices and unit sales signal a stable market*

**Edmonton, September 2, 2016:**

August's all residential average sale price in the Edmonton Census Metropolitan Area (CMA) remains consistent with last August at \$369,956, down 4% from July of this year. The price of single family homes in August dropped 4% relative to July from \$450,366 to \$434,362. Year-over year prices remained stable decreasing by less than 1%. The average condo sale price for August 2016 of \$251,526 is down 2% month-over-month (m/m) and 1% year-over-year (y/y). The average duplex/rowhouse sold for \$344,377; down 2% y/y and down 1% (m/m).

"Alberta's economy has been under enormous pressure for some time, but the residential real estate market in the Edmonton Census Metropolitan Area continues to hold. Prices and unit sales for all residential homes are consistent with last year, down less than 1% and 2% respectively," said Steve Sedgwick, Chair of the REALTORS® Association of Edmonton.

At 1,433 units reported sold, all residential sales in the Edmonton CMA were down 5% m/m and down 2% y/y. 861 single family homes were reported sold in August 2016, down 3% from the previous year. Reported condo sales at 406 were down 6% over August 2015. Duplex/rowhouse sales at 136 were up 11% over last year. New residential listings were down 5% m/m and over 6% y/y.

"While this is one of the most active times of the year, we are seeing both listings and sales tapering off as we move into the fall months. This is standard in our local real estate cycle," said Sedgwick. "While unit sales for condos have been impacted the most, prices remain stable. This is thanks in part to the continuing trend of unit sales of over \$750,000 that are keeping average sales price of condos elevated by almost 3%."

The number of days the average home in the Edmonton Census Metropolitan Area (CMA) took to sell in the month of August was 55. This is consistent with August 2015 and down one day from July 2016. On average, single family detached homes sold in 49 days in August 2016, while condominiums sold in an average of 62 days and duplex/rowhouses sold in 56 days.

There were 7,908 residential properties available in the Edmonton CMA at the end of August, down 2% from 8,048 in July 2016, but up 9.4% from the 7227 properties available on the MLS® System at the end of August 2015.

**Highlights of MLS® System activity**

<b>MLS® System Activity</b> (for all-residential sales in Edmonton CMA <sup>1</sup> )	<b>August 2016</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> average <sup>3</sup> selling price – month	\$434,362	-3.55%	-0.80%
SFD median <sup>4</sup> selling price – month	\$400,000	-1.72%	-
Condominium average selling price	\$251,526	-2.31%	-1.12%
Condominium median selling price	\$235,000	-3.29%	-0.15%
Duplex/Rowhouse average selling price	\$344,377	-1.07%	-2.02%
Duplex/Rowhouse median selling price	\$325,250	-0.23%	-4.62%
All-residential <sup>5</sup> average selling price	\$369,956	-3.78%	-0.05%
All-residential median selling price	\$345,000	-3.63%	-2.13%
# residential listings this month	2,747	-5.11%	-6.25%
# residential sales this month (reported)	1,433	-5.41%	-2.18%
# residential inventory at month end	7,908	-1.74%	+9.42%
# Total <sup>6</sup> MLS® System sales this month	1,905	-3.84%	-4.18%
\$ Value Total residential sales this month	\$608 million	-7.95%	-3.27%
\$ Value of total MLS® System sales – month	\$708 million	-7.17%	-4.27%
\$ Value of total MLS® System sales - YTD	\$5.63 billion	+15.88%	-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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## August 2016

	2016	2015	2014	2013	2012
<b>Single Family Detached</b>					
Listings / YTD	1,570 / 13,183	1,739 / 13,963	1,354 / 12,362	1,349 / 11,444	1,380 / 12,315
Sales / YTD	861 / 7,129	929 / 7,666	1,019 / 8,380	983 / 7,605	854 / 7,550
Sales to Listings Ratio / YTD	55% / 54%	53% / 55%	75% / 68%	73% / 66%	62% / 61%
Sales Volume	373,985,953	406,778,682	443,469,648	410,263,969	337,559,131
Sales Volume YTD	3,111,079,468	3,370,703,393	3,620,756,039	3,126,458,324	2,965,535,066
Average Sale Price	434,362	437,867	435,201	417,359	395,268
Average Sale Price YTD	436,398	439,695	432,071	411,106	392,786
Median Sale Price	400,000	400,000	402,500	380,500	369,950
Median Sale Price YTD	405,000	410,000	400,500	380,000	366,000
Average Days on Market / YTD	49 / 51	53 / 46	47 / 43	47 / 46	50 / 48
Median Days on Market / YTD	35 / 37	39 / 33	36 / 28	35 / 31	40 / 34
<b>Condominium</b>					
Listings / YTD	879 / 7,469	900 / 7,416	726 / 6,297	702 / 6,117	656 / 6,321
Sales / YTD	406 / 3,066	466 / 3,608	500 / 4,108	533 / 3,588	389 / 3,188
Sales to Listings Ratio / YTD	46% / 41%	52% / 49%	69% / 65%	76% / 59%	59% / 50%
Sales Volume	102,119,411	118,543,009	130,990,116	130,084,993	91,680,397
Sales Volume YTD	773,838,603	916,237,325	1,032,989,201	868,106,862	751,342,892
Average Sale Price	251,526	254,384	261,980	244,062	235,682
Average Sale Price YTD	252,394	253,946	251,458	241,947	235,678
Median Sale Price	235,000	235,350	229,000	230,000	223,000
Median Sale Price YTD	235,000	235,000	233,000	228,000	222,000
Average Days on Market / YTD	62 / 61	57 / 52	53 / 51	62 / 59	59 / 57
Median Days on Market / YTD	52 / 48	45 / 40	38 / 36	52 / 44	48 / 44
<b>Duplex/Rowhouse</b>					
Listings / YTD	223 / 2,073	224 / 1,807	142 / 1,357	122 / 1,152	137 / 1,188
Sales / YTD	136 / 1,170	133 / 1,094	132 / 1,027	107 / 853	91 / 709
Sales to Listings Ratio / YTD	61% / 56%	59% / 61%	93% / 76%	88% / 74%	66% / 60%
Sales Volume	46,829,886	46,740,872	46,172,645	36,337,300	27,419,078
Sales Volume YTD	404,693,061	386,536,754	352,513,227	281,114,377	222,102,318
Average Sale Price	344,337	351,435	349,793	339,601	301,309
Average Sale Price YTD	345,892	353,324	343,246	329,560	313,261
Median Sale Price	325,250	341,000	335,000	314,900	299,900
Median Sale Price YTD	330,000	341,000	329,000	314,000	300,692
Average Days on Market / YTD	56 / 60	52 / 47	41 / 43	51 / 50	52 / 49
Median Days on Market / YTD	40 / 46	38 / 33	30 / 29	40 / 35	43 / 37
<b>Total Residential<sup>2</sup></b>					
Listings / YTD	2,747 / 23,432	2,930 / 23,743	2,306 / 20,601	2,214 / 19,179	2,286 / 20,452
Sales / YTD	1,433 / 11,556	1,555 / 12,590	1,698 / 13,821	1,651 / 12,334	1,356 / 11,650
Sales to Listings Ratio / YTD	52% / 49%	53% / 53%	74% / 67%	75% / 64%	59% / 57%
Sales Volume	530,147,136	575,569,463	625,643,759	579,655,162	459,302,582
Sales Volume YTD	4,327,820,466	4,709,166,146	5,056,912,115	4,322,915,279	3,969,934,180
Average Sale Price	369,956	370,141	368,459	351,093	338,719
Average Sale Price YTD	374,509	374,040	365,886	350,488	340,767
Median Sale Price	345,000	352,500	349,000	330,000	320,000
Median Sale Price YTD	354,000	357,000	347,500	332,500	325,000
Average Days on Market / YTD	55 / 55	55 / 49	49 / 46	53 / 51	54 / 51
Median Days on Market / YTD	40 / 41	41 / 35	36 / 31	41 / 35	42 / 37

<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.

## August 2016

	2016	2015	2014	2013	2012
<b>Acres with Home</b>					
Listings / YTD	185 / 1,555	191 / 1,738	189 / 1,719	158 / 1,574	196 / 1,721
Sales / YTD	87 / 632	87 / 680	82 / 751	81 / 638	70 / 637
Sales to Listings Ratio / YTD	47% / 41%	46% / 39%	43% / 44%	51% / 41%	36% / 37%
Sales Volume	46,584,650	55,047,300	45,604,454	43,345,288	35,834,625
Sales Volume YTD	362,853,395	411,970,635	433,992,585	353,283,374	349,072,176
Average Sale Price	535,456	632,728	556,152	535,127	511,923
Average Sale Price YTD	574,135	605,839	577,886	553,736	547,994
Median Sale Price	525,000	550,000	566,500	502,000	457,000
Median Sale Price YTD	548,000	550,750	541,000	515,000	511,000
Average Days on Market / YTD	85 / 76	81 / 72	70 / 71	69 / 69	82 / 72
Median Days on Market / YTD	54 / 51	54 / 51	49 / 44	56 / 51	67 / 53
<b>Vacant Acreage and Recreational</b>					
Listings / YTD	50 / 489	49 / 512	122 / 710	91 / 640	89 / 663
Sales / YTD	19 / 146	22 / 145	23 / 174	19 / 138	17 / 118
Sales to Listings Ratio / YTD	38% / 30%	45% / 28%	19% / 25%	21% / 22%	19% / 18%
Sales Volume	6,543,300	5,947,500	8,610,100	3,633,843	3,183,400
Sales Volume YTD	38,268,305	51,221,827	48,061,783	31,288,260	27,428,384
Average Sale Price	344,384	270,341	374,352	191,255	187,259
Average Sale Price YTD	262,112	353,254	276,217	226,727	232,444
Median Sale Price	222,500	190,000	170,000	190,000	150,000
Median Sale Price YTD	187,500	250,000	205,000	210,000	217,500
Average Days on Market / YTD	96 / 171	154 / 151	134 / 166	183 / 175	165 / 179
Median Days on Market / YTD	90 / 102	119 / 86	100 / 95	113 / 100	92 / 108
<b>Recreational with Home</b>					
Listings / YTD	4 / 31	4 / 35	3 / 33	6 / 53	4 / 79
Sales / YTD	1 / 9	1 / 16	1 / 13	1 / 16	4 / 22
Sales to Listings Ratio / YTD	25% / 29%	25% / 46%	33% / 39%	17% / 30%	100% / 28%
Sales Volume	305,000	283,250	67,700	1,050,000	1,144,410
Sales Volume YTD	4,039,000	5,836,150	4,808,600	6,907,700	7,750,810
Average Sale Price	305,000	283,250	67,700	1,050,000	286,103
Average Sale Price YTD	448,778	364,759	369,892	431,731	352,310
Median Sale Price	305,000	283,250	67,700	1,050,000	285,830
Median Sale Price YTD	450,000	316,575	429,000	362,000	323,500
Average Days on Market / YTD	94 / 113	77 / 123	169 / 63	120 / 54	219 / 106
Median Days on Market / YTD	94 / 94	77 / 58	169 / 53	120 / 43	157 / 60
<b>Total Rural<sup>2</sup></b>					
Listings / YTD	239 / 2,075	244 / 2,285	314 / 2,462	255 / 2,267	289 / 2,463
Sales / YTD	107 / 787	110 / 841	106 / 938	101 / 792	91 / 777
Sales to Listings Ratio / YTD	45% / 38%	45% / 37%	34% / 38%	40% / 35%	31% / 32%
Sales Volume	53,432,950	61,278,050	54,282,254	48,029,131	40,162,435
Sales Volume YTD	405,160,700	469,028,612	486,862,968	391,479,334	384,251,370
Average Sale Price	499,373	557,073	512,097	475,536	441,345
Average Sale Price YTD	514,817	557,703	519,044	494,292	494,532
Median Sale Price	449,500	517,250	492,150	470,000	415,000
Median Sale Price YTD	500,000	522,000	495,000	475,000	460,000
Average Days on Market / YTD	87 / 94	95 / 87	85 / 88	91 / 87	104 / 89
Median Days on Market / YTD	58 / 57	65 / 54	63 / 51	61 / 55	79 / 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.

## August 2016

	2016	2015	2014	2013	2012
<b>Land</b>					
Listings / YTD	19 / 85	23 / 116	9 / 86	26 / 138	11 / 136
Sales / YTD	1 / 18	3 / 14	5 / 17	3 / 17	2 / 26
Sales to Listings Ratio / YTD	5% / 21%	13% / 12%	56% / 20%	12% / 12%	18% / 19%
Sales Volume	2,800,000	2,965,000	5,172,000	1,915,000	910,000
Sales Volume YTD	20,008,750	10,497,500	27,741,100	22,122,000	19,561,400
Average Sale Price	2,800,000	988,333	1,034,400	638,333	455,000
Average Sale Price YTD	1,111,597	749,821	1,631,829	1,301,294	752,362
Median Sale Price	2,800,000	1,200,000	1,332,000	250,000	455,000
Median Sale Price YTD	583,500	452,500	650,000	640,000	507,500
Average Days on Market / YTD	123 / 240	350 / 228	115 / 239	67 / 252	50 / 143
Median Days on Market / YTD	123 / 195	185 / 141	126 / 158	83 / 112	50 / 123
<b>Investment</b>					
Listings / YTD	19 / 197	28 / 176	22 / 194	22 / 188	24 / 194
Sales / YTD	9 / 60	10 / 50	5 / 62	6 / 49	5 / 65
Sales to Listings Ratio / YTD	47% / 30%	36% / 28%	23% / 32%	27% / 26%	21% / 34%
Sales Volume	5,927,100	9,413,900	2,660,500	7,455,900	2,963,000
Sales Volume YTD	43,996,603	33,842,199	47,484,517	36,445,025	43,532,349
Average Sale Price	658,567	941,390	532,100	1,242,650	592,600
Average Sale Price YTD	733,277	676,844	765,879	743,776	669,728
Median Sale Price	384,100	595,000	369,000	945,000	385,000
Median Sale Price YTD	395,250	405,000	444,750	362,140	415,000
Average Days on Market / YTD	132 / 159	176 / 139	54 / 139	135 / 162	126 / 156
Median Days on Market / YTD	80 / 123	120 / 109	31 / 87	128 / 101	124 / 99
<b>Multi Family</b>					
Listings / YTD	8 / 43	1 / 43	2 / 43	12 / 80	17 / 76
Sales / YTD	4 / 14	1 / 13	0 / 21	4 / 27	3 / 29
Sales to Listings Ratio / YTD	50% / 33%	100% / 30%	0% / 49%	33% / 34%	18% / 38%
Sales Volume	5,782,000	783,000	0	2,981,000	3,323,000
Sales Volume YTD	20,893,000	17,669,000	30,608,300	26,217,684	29,834,600
Average Sale Price	1,445,500	783,000	0	745,250	1,107,667
Average Sale Price YTD	1,492,357	1,359,154	1,457,538	971,025	1,028,779
Median Sale Price	1,366,000	783,000	0	712,500	770,000
Median Sale Price YTD	1,260,500	1,075,000	1,331,000	750,000	847,000
Average Days on Market / YTD	78 / 203	76 / 153	0 / 101	67 / 74	34 / 89
Median Days on Market / YTD	90 / 90	76 / 99	0 / 82	65 / 60	22 / 79
<b>Hotel/Motel</b>					
Listings / YTD	0 / 1	0 / 4	1 / 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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## August 2016

	2016	2015	2014	2013	2012
<b>Business</b>					
Listings / YTD	15 / 150	20 / 183	20 / 209	19 / 204	29 / 243
Sales / YTD	6 / 32	0 / 29	0 / 29	3 / 36	2 / 32
Sales to Listings Ratio / YTD	40% / 21%	0% / 16%	0% / 14%	16% / 18%	7% / 13%
Sales Volume	831,000	0	0	4,040,000	158,000
Sales Volume YTD	7,636,388	4,808,000	7,539,149	8,316,043	5,647,126
Average Sale Price	138,500	0	0	1,346,667	79,000
Average Sale Price YTD	238,637	165,793	259,971	231,001	176,473
Median Sale Price	97,500	0	0	75,000	79,000
Median Sale Price YTD	152,500	88,000	114,649	100,000	108,000
Average Days on Market / YTD	181 / 168	0 / 127	0 / 178	215 / 105	120 / 124
Median Days on Market / YTD	132 / 132	0 / 87	0 / 105	184 / 89	120 / 97
<b>Lease</b>					
Listings / YTD	18 / 186	18 / 140	17 / 132	19 / 130	20 / 136
Sales / YTD	4 / 48	9 / 47	4 / 41	6 / 48	5 / 47
Sales to Listings Ratio / YTD	22% / 26%	50% / 34%	24% / 31%	32% / 37%	25% / 35%
Sales Volume	267,105	656,250	1,784,790	432,408	2,708,398
Sales Volume YTD	7,074,738	5,067,084	6,084,332	5,584,989	11,163,970
Average Sale Price	66,776	72,917	446,198	72,068	541,680
Average Sale Price YTD	147,390	107,810	148,398	116,354	237,531
Median Sale Price	59,203	72,000	92,365	52,388	303,104
Median Sale Price YTD	85,440	72,000	89,796	96,390	96,480
Average Days on Market / YTD	163 / 138	97 / 152	160 / 131	132 / 146	77 / 112
Median Days on Market / YTD	159 / 91	62 / 62	72 / 102	99 / 79	50 / 76
<b>Farms</b>					
Listings / YTD	0 / 0	19 / 118	12 / 202	33 / 254	23 / 284
Sales / YTD	1 / 6	5 / 38	7 / 93	11 / 73	6 / 74
Sales to Listings Ratio / YTD	0% / 0%	26% / 32%	58% / 46%	33% / 29%	26% / 26%
Sales Volume	567,000	5,410,000	6,365,500	12,857,752	6,582,100
Sales Volume YTD	1,975,000	30,503,000	54,574,674	48,420,152	44,264,122
Average Sale Price	567,000	1,082,000	909,357	1,168,887	1,097,017
Average Sale Price YTD	329,167	802,711	586,824	663,290	598,164
Median Sale Price	567,000	750,000	694,000	675,000	322,500
Median Sale Price YTD	280,000	522,500	525,000	470,000	541,675
Average Days on Market / YTD	381 / 359	57 / 173	114 / 132	96 / 129	114 / 124
Median Days on Market / YTD	381 / 376	36 / 64	99 / 89	87 / 88	103 / 91
<b>Total Commercial<sup>2</sup></b>					
Listings / YTD	80 / 663	109 / 779	83 / 869	131 / 997	124 / 1,071
Sales / YTD	25 / 178	28 / 191	21 / 263	33 / 250	23 / 273
Sales to Listings Ratio / YTD	31% / 27%	26% / 25%	25% / 30%	25% / 25%	19% / 25%
Sales Volume	16,174,205	19,228,150	15,982,790	29,682,060	16,644,498
Sales Volume YTD	101,584,479	102,386,783	174,032,072	147,105,893	154,003,567
Average Sale Price	646,968	686,720	761,085	899,456	723,674
Average Sale Price YTD	570,699	536,056	661,719	588,424	564,116
Median Sale Price	368,000	366,950	460,000	599,900	350,000
Median Sale Price YTD	306,500	290,000	418,250	311,250	385,920
Average Days on Market / YTD	150 / 173	144 / 155	109 / 143	114 / 138	93 / 128
Median Days on Market / YTD	123 / 122	87 / 85	88 / 95	90 / 87	73 / 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.

## August 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

<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.

## August 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
<b>Single Family Detached</b>							
<b>Northwest</b>	Sales	28	30	38	257	277	316
	Average	382,916	426,510	363,587	396,466	403,554	377,613
	Median	341,000	355,500	345,750	357,500	359,900	349,500
<b>North Central</b>	Sales	126	146	156	1,054	1,180	1,357
	Average	383,359	401,677	385,173	388,758	401,275	389,943
	Median	368,250	385,000	374,800	377,250	385,000	377,500
<b>Northeast</b>	Sales	29	39	39	300	341	371
	Average	344,385	344,190	321,587	338,664	347,127	333,112
	Median	337,000	348,000	324,900	324,000	333,000	320,000
<b>Central</b>	Sales	23	37	27	209	247	254
	Average	230,891	274,031	321,674	293,288	306,479	277,393
	Median	221,000	275,000	295,000	275,000	287,000	262,150
<b>West</b>	Sales	70	64	83	542	585	667
	Average	476,588	469,458	506,160	524,785	507,941	499,751
	Median	434,500	397,000	402,500	430,000	428,000	430,000
<b>Southwest</b>	Sales	90	117	126	817	851	943
	Average	571,256	542,312	547,290	547,612	551,734	545,494
	Median	497,500	490,000	464,500	493,500	489,000	485,000
<b>Southeast</b>	Sales	119	111	132	954	970	1,093
	Average	392,177	400,552	398,476	396,887	412,982	394,865
	Median	372,000	375,000	376,750	378,000	390,000	377,000
<b>Anthony Henday</b>	Sales	138	135	129	1,017	964	973
	Average	511,775	508,028	502,785	500,047	502,973	514,048
	Median	468,650	474,900	474,000	460,000	470,000	472,900
<b>City of Edmonton Total</b>	Sales	623	679	730	5,150	5,413	5,974
	Average	443,645	444,100	443,231	445,350	449,013	438,904
	Median	406,500	400,100	402,500	407,500	412,450	405,000
<b>Condominiums</b>							
<b>Northwest</b>	Sales	6	8	11	109	89	109
	Average	257,917	184,125	315,982	233,960	240,030	239,137
	Median	238,000	163,750	243,500	215,000	222,500	220,000
<b>North Central</b>	Sales	49	57	55	370	522	528
	Average	234,215	229,906	230,071	224,743	228,144	223,062
	Median	220,000	217,900	217,000	217,500	219,700	212,750
<b>Northeast</b>	Sales	29	32	36	211	244	257
	Average	197,741	199,705	195,042	197,627	197,557	192,341
	Median	196,500	195,500	195,000	195,000	196,250	192,000
<b>Central</b>	Sales	69	80	92	505	543	689
	Average	289,465	276,442	312,871	292,402	283,029	277,000
	Median	271,000	264,000	259,750	279,900	270,000	255,000
<b>West</b>	Sales	30	42	45	246	315	352
	Average	222,847	230,291	232,840	220,669	237,191	234,501
	Median	212,500	210,000	211,000	210,000	214,500	215,000
<b>Southwest</b>	Sales	61	79	99	447	617	653
	Average	279,273	273,729	270,078	274,893	278,238	281,161
	Median	242,500	249,888	250,000	255,000	261,250	266,000
<b>Southeast</b>	Sales	48	56	61	365	417	496
	Average	210,475	249,644	239,241	238,276	243,337	234,645
	Median	204,450	233,250	231,000	224,500	230,000	220,250
<b>Anthony Henday</b>	Sales	63	57	53	453	449	503
	Average	269,239	288,561	291,298	268,008	267,304	267,893
	Median	275,000	290,000	283,468	260,000	256,000	255,000
<b>City of Edmonton Total</b>	Sales	355	411	452	2,706	3,196	3,587
	Average	252,162	255,008	263,680	252,608	253,511	251,298
	Median	235,000	235,700	227,700	234,500	235,000	230,206

n/a = insufficient data



## August 2016

	2016	2015	2014	2013	2012
<b>Edmonton City Monthly</b>					
Listings	2,153	2,289	1,846	1,700	1,795
Sales	1,101	1,220	1,324	1,273	1,025
Sales Volume	414,315,028	454,329,346	488,470,985	445,468,345	349,485,405
<b>Edmonton City Year to Date</b>					
Listings	18,085	18,539	16,143	14,960	16,014
Sales	8,900	9,620	10,632	9,339	8,818
Sales Volume	3,373,688,236	3,609,640,279	3,916,751,558	3,292,155,274	3,032,139,487
<b>Edmonton City Month End Active Inventory</b>					
Residential	5,836	5,493	4,017	4,123	4,524
Commercial	331	278	251	299	327
TOTAL	6,167	5,771	4,268	4,422	4,851
<hr/>					
<b>Edmonton CMA Monthly</b>					
Listings	3,066	3,283	2,703	2,600	2,699
Sales	1,565	1,693	1,825	1,785	1,470
Sales Volume	599,754,291	656,075,663	695,908,803	657,366,353	516,109,515
<b>Edmonton CMA Year to Date</b>					
Listings	26,170	26,807	23,932	22,443	23,986
Sales	12,521	13,622	15,022	13,376	12,700
Sales Volume	4,834,565,645	5,280,581,541	5,717,807,155	4,861,500,506	4,508,189,117
<b>Edmonton CMA Month End Active Inventory</b>					
Residential	7,908	7,227	5,334	5,557	6,021
Rural	1,206	1,329	1,397	1,660	1,439
Commercial	593	605	589	704	746
TOTAL	9,707	9,161	7,320	7,921	8,206
<hr/>					
<b>Total Board Monthly</b>					
Listings	3,782	3,935	3,455	3,284	3,545
Sales	1,905	2,106	2,235	2,188	1,827
Sales Volume	708,263,232	780,870,887	822,955,665	776,624,693	614,617,817
<b>Total Board Year to Date</b>					
Listings	32,493	33,443	30,700	28,906	31,285
Sales	15,024	16,392	18,389	16,649	15,804
Sales Volume	5,634,273,206	6,183,742,125	6,813,085,448	5,859,607,526	5,422,574,729

August 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
<b>Barrhead</b>	Sales	5	6	8	41	48	47
	Sales Volume	1,060,000	1,322,450	1,839,400	9,077,823	10,746,300	10,231,900
	Average Price	212,000	220,408	229,925	221,410	223,881	217,700
	Median Price	205,000	237,000	218,950	210,000	243,250	225,000
<b>Beaumont</b>	Sales	20	26	28	196	236	279
	Sales Volume	8,723,000	11,710,689	12,625,750	82,799,213	103,023,512	126,083,092
	Average Price	436,150	450,411	450,920	422,445	436,540	451,911
	Median Price	429,500	454,750	432,500	407,000	419,500	447,500
<b>Bonnyville</b>	Sales	10	6	11	46	64	88
	Sales Volume	2,999,750	1,367,000	3,577,200	14,294,750	20,454,990	30,571,750
	Average Price	299,975	227,833	325,200	310,755	319,609	347,406
	Median Price	297,500	158,000	390,000	314,750	315,500	391,000
<b>Cold Lake</b>	Sales	28	19	31	180	166	311
	Sales Volume	7,331,300	7,117,513	12,299,900	58,883,874	62,142,246	123,875,677
	Average Price	261,832	374,606	396,771	327,133	374,351	398,314
	Median Price	285,500	347,500	377,000	329,700	373,000	395,000
<b>Devon</b>	Sales	8	7	8	54	59	69
	Sales Volume	2,555,000	2,346,000	2,420,000	17,060,550	19,024,088	22,800,550
	Average Price	319,375	335,143	302,500	315,936	322,442	330,443
	Median Price	313,000	345,000	313,750	320,375	317,500	327,500
<b>Drayton Valley</b>	Sales	15	16	11	69	86	131
	Sales Volume	3,841,774	4,111,300	3,587,900	18,815,574	25,703,998	38,981,638
	Average Price	256,118	256,956	326,173	272,689	298,884	297,570
	Median Price	279,000	296,500	375,000	278,000	312,500	305,000
<b>Fort Saskatchewan</b>	SFD Sales	32	28	36	241	258	268
	SFD Average Price	427,304	419,121	443,219	426,280	418,834	429,997
	SFD Median Price	397,500	406,000	429,000	420,000	415,000	420,500
	Condo Sales	1	8	4	50	47	63
	Condo Average Price	n/a	235,300	n/a	244,540	242,351	238,734
	Condo Median Price	n/a	221,500	n/a	239,500	218,000	225,900
	Total Sales Volume	16,899,427	16,903,600	18,111,370	140,988,798	143,484,390	151,689,896
<b>Gibbons</b>	Sales	5	8	6	32	45	49
	Sales Volume	1,493,500	2,420,650	1,445,600	9,858,900	13,038,150	15,123,700
	Average Price	298,700	302,581	240,933	308,091	289,737	308,647
	Median Price	307,000	293,625	263,500	301,950	287,000	295,000
<b>Leduc</b>	SFD Sales	34	38	40	244	300	309
	SFD Average Price	359,715	378,050	396,252	375,331	392,180	381,664
	SFD Median Price	338,750	361,500	377,250	361,000	370,000	360,000
	Condo Sales	9	6	6	32	60	56
	Condo Average Price	246,056	236,583	252,967	248,113	250,446	257,233
	Condo Median Price	235,000	247,500	241,950	230,500	239,938	230,000
	Total Sales Volume	18,187,700	18,671,251	18,998,281	122,504,033	151,206,041	146,156,052

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.

August 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
<b>Morinville</b>	Sales	18	19	25	139	184	206
	Sales Volume	5,507,870	6,099,950	8,250,600	46,296,910	62,148,700	67,302,854
	Average Price	305,993	321,050	330,024	333,071	337,765	326,713
	Median Price	280,500	320,750	330,000	340,000	346,500	335,450
<b>Sherwood Park</b>	SFD Sales	87	82	68	638	673	669
	SFD Average Price	447,986	451,170	460,723	454,129	463,654	458,482
	SFD Median Price	425,000	430,000	423,450	425,250	440,000	436,000
	Condo Sales	23	30	18	176	195	179
	Condo Average Price	336,883	327,742	315,900	320,678	324,866	318,497
	Condo Median Price	341,000	323,250	301,000	306,250	310,000	306,000
	Total Sales Volume	49,653,050	49,985,775	38,175,764	370,407,012	394,658,503	378,814,516
<b>Spruce Grove</b>	SFD Sales	38	30	41	325	346	350
	SFD Average Price	413,970	416,797	408,833	405,551	412,665	398,983
	SFD Median Price	375,000	421,500	404,900	395,000	400,000	389,000
	Condo Sales	5	6	9	33	42	75
	Condo Average Price	209,100	254,900	284,956	233,508	240,263	238,349
	Condo Median Price	193,000	256,000	282,900	215,000	221,500	241,500
	Total Sales Volume	21,053,402	16,531,197	21,791,070	171,686,782	180,082,015	179,628,595
<b>St. Albert</b>	SFD Sales	67	65	76	585	609	668
	SFD Average Price	479,279	508,053	486,013	474,949	486,527	472,881
	SFD Median Price	430,000	451,500	438,900	431,500	451,500	435,000
	Condo Sales	26	22	14	165	165	200
	Condo Average Price	257,207	260,470	256,649	269,193	278,965	266,932
	Condo Median Price	235,750	247,500	258,000	244,000	275,000	255,000
	Total Sales Volume	40,294,909	39,098,793	41,628,893	330,875,910	351,673,530	381,807,968
<b>St. Paul</b>	Sales	6	11	11	72	69	96
	Sales Volume	1,454,500	2,981,700	2,475,125	17,493,000	19,128,100	23,233,094
	Average Price	242,417	271,064	225,011	242,958	277,219	242,011
	Median Price	307,500	275,000	165,000	223,250	275,000	249,950
<b>Stony Plain</b>	Sales	18	26	29	209	239	256
	Sales Volume	6,578,500	9,722,112	8,742,700	68,052,647	84,187,983	86,251,961
	Average Price	365,472	373,927	301,472	325,611	352,251	336,922
	Median Price	346,000	366,250	327,000	328,000	350,000	337,000
<b>Vegreville</b>	Sales	7	7	7	50	57	71
	Sales Volume	2,012,900	1,245,000	1,875,500	11,231,275	12,603,450	16,539,080
	Average Price	287,557	177,857	267,929	224,626	221,113	232,945
	Median Price	288,500	185,000	290,000	220,500	225,000	240,000
<b>Westlock</b>	Sales	3	10	7	49	48	68
	Sales Volume	n/a	1,852,400	1,179,100	9,415,585	10,326,700	14,556,100
	Average Price	n/a	185,240	168,443	192,155	215,140	214,060
	Median Price	n/a	199,000	147,600	177,000	220,500	209,250
<b>Wetaskiwin</b>	Sales	12	29	27	138	149	160
	Sales Volume	2,542,450	6,730,450	5,270,650	31,421,014	35,584,582	35,078,077
	Average Price	211,871	232,084	195,209	227,689	238,823	219,238
	Median Price	232,250	235,000	168,000	232,631	235,900	210,250

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.

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August 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
<b>Rural<sup>1</sup> Sales by County</b>							
<b>Athabasca County</b>	Sales	5	5	5	16	14	15
	Sales Volume	1,036,750	881,000	734,400	2,189,275	3,079,900	2,381,400
<b>Bonnyville M.D.</b>	Sales	11	12	18	49	60	134
	Sales Volume	4,481,900	4,789,000	8,274,200	19,746,900	22,976,550	52,864,784
<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	16	21	21	125	117	110
	Sales Volume	6,833,000	11,324,600	10,278,500	58,413,200	69,826,877	53,551,253
<b>Parkland County</b>	Sales	41	48	48	329	348	373
	Sales Volume	20,843,750	24,788,950	23,152,604	154,817,448	173,794,280	171,758,047
<b>Smoky Lake County</b>	Sales	1	0	1	11	8	11
	Sales Volume	n/a	n/a	n/a	3,244,900	2,140,500	2,168,113
<b>St. Paul County</b>	Sales	8	11	11	48	57	60
	Sales Volume	1,661,000	1,626,500	2,150,123	10,339,100	11,384,100	13,768,473
<b>Strathcona County</b>	Sales	32	31	23	212	256	289
	Sales Volume	17,437,800	18,610,500	14,545,000	129,520,161	155,506,050	171,575,519
<b>Sturgeon County</b>	Sales	18	10	14	121	120	166
	Sales Volume	8,318,400	6,554,000	6,306,150	62,409,891	69,901,405	89,978,149
<b>Thorhild County</b>	Sales	4	6	4	21	24	17
	Sales Volume	n/a	1,297,000	n/a	6,249,737	5,466,300	5,548,900
<b>Two Hills County</b>	Sales	1	1	0	11	10	5
	Sales Volume	n/a	n/a	n/a	3,410,500	1,880,300	812,775
<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.

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August 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	1	1	1	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	1	0	1	4	4	15
	Sales Volume	n/a	n/a	n/a	n/a	n/a	7,670,750
<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	2	4	16	31
	Sales Volume	n/a	n/a	n/a	n/a	12,919,500	19,614,375
<b>Parkland County</b>	Sales	1	3	4	7	13	38
	Sales Volume	n/a	n/a	n/a	6,157,950	8,852,750	22,634,400
<b>Smoky Lake County</b>	Sales	0	0	1	1	3	7
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,191,700
<b>St. Paul County</b>	Sales	2	0	1	10	5	17
	Sales Volume	n/a	n/a	n/a	3,794,900	1,258,000	5,704,000
<b>Strathcona County</b>	Sales	0	2	1	4	7	16
	Sales Volume	n/a	n/a	n/a	n/a	8,505,250	12,013,900
<b>Sturgeon County</b>	Sales	1	1	2	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	0	2	4	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,460,000
<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.