



REALTORS® Association of Edmonton

Edmonton Real Estate Board – Co-operative Listing Bureau Limited

14220 - 112 Avenue
Edmonton, Alberta
Canada T5M 2T8
Telephone: 780-451-6666
www.ereb.com

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

Inventory and average sales price hold month over month

Entry-level buyers turn their attention to semi-detached product

Edmonton, Sept 5, 2017:

Month over month, unit sales volume was flat or down across all categories, which is typical for the month of August. Average prices for residential properties in the Edmonton Census Metropolitan Area (CMA) in August 2017 were down 2.66% compared to July 2017, but were up 0.78% relative to August 2016.

The number of all residential units reported sold was 1,542. This represents a month-over-month decrease of 4.93%, but only a year-over-year decrease of 2.03%. The number of single family detached units sold was 930. This represents a decrease of 7.28% compared to July 2017 and a decrease of 1.38% compared to August 2016. It was a softer month for condominium sales with 398 reported, which is down 4.10% month over month and down 10.36% year over year. Duplexes and rowhouses continue to perform well with 184 unit sales in August 2017, which was up 1.66% compared to July 2017 and up 19.48% compared to August 2016.

“Entry level buyers appear to be turning their attention to semi-detached product for the best value, as opposed to condominiums. Changes to mortgage rates and qualifying rules may be impacting these segments. In the current market there is significant selection for the value conscious buyer. We continue to monitor the market closely to gauge the longer-term impact of the new mortgage rules,” says James Mabey, the REALTORS® Association of Edmonton Chair.

The average sale price for single family homes was \$438,325 for August 2017. This represents a month-over-month decrease of 1.92% and a year-over-year increase of 0.83%. Average prices for condominiums in August 2017 was \$245,184. Showing a month-over-month decrease of 6.37% and a year-over-year decrease of 3.76%. The average price for duplexes and rowhouses was \$355,134. This represents a 3.27% increase from July 2017 and a 3.98% increase from August 2016.

In August, inventory was 8,570, which represents a decrease of 0.23% compared to July 2017, and an increase of 10.10% compared to August 2016. Total new residential listings in August were 2,961, down 4.91% from July 2017 and up 9.75% from August 2016.

“A drop in month-over-month units sold in August is historically normal activity for the Edmonton region,” says Mabey. “But average sales prices were higher this August than in any August over the last five years. This may be a positive sign for the economy overall and for forward price growth in the housing market.”

Average days on market across all categories of residential properties in the Edmonton CMA was 57 days. That was four days longer than the average for July 2017 and two days longer than August 2016. On average, single family detached homes sold in 51 days, condominiums sold in an average 68 days, and duplexes / rowhouses sold in 64 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)	August 2017	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$438,325	-1.92%	0.83%
SFD median ⁴ selling price – month	\$396,250	-3.35%	-0.94%
Condominium average selling price	\$245,184	-6.37%	-3.76%
Condominium median selling price	\$225,000	-4.26%	-4.96%
All-residential ⁵ average selling price	\$373,438	-2.66%	0.78%
All-residential median selling price	\$344,000	-4.43%	-0.29%
# residential listings this month	2,961	-4.91%	9.75%
# residential sales this month	1,542	-4.93%	-2.03%
# residential inventory at month end	8,570	-0.23%	10.10%
# Total ⁶ MLS® System sales this month	2,001	-5.84%	-3.33%
\$ Value Total residential sales this month	651,194,430	-7.06%	-2.29%
\$ Value of total MLS® System sales – month	745,473,435	-8.19%	-3.35%
\$ Value of total MLS® System sales - YTD	5,704,206,560	14.96%	1.15%

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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August 2017

	2017	2016	2015	2014	2013
Single Family Detached					
Listings / YTD	1,627 / 12,914	1,543 / 12,978	1,717 / 13,753	1,342 / 12,245	1,368 / 11,482
Sales / YTD	930 / 7,206	943 / 7,151	939 / 7,640	987 / 8,297	951 / 7,551
Sales to Listings Ratio / YTD	57% / 56%	61% / 55%	55% / 56%	74% / 68%	70% / 66%
Sales Volume	407,642,426	409,931,649	412,215,932	429,357,586	395,270,600
Sales Volume YTD	3,174,047,538	3,118,387,768	3,362,792,943	3,583,441,552	3,101,374,965
Average Sale Price	438,325	434,710	438,995	435,013	415,637
Average Sale Price YTD	440,473	436,077	440,156	431,896	410,724
Median Sale Price	396,250	400,000	400,100	403,000	380,000
Median Sale Price YTD	402,500	405,000	410,000	400,500	380,000
Average Days on Market / YTD	51 / 51	49 / 51	53 / 47	48 / 43	48 / 46
Median Days on Market / YTD	36 / 34	35 / 37	39 / 33	36 / 28	35 / 31
Condominium					
Listings / YTD	959 / 7,883	862 / 7,372	884 / 7,314	722 / 6,257	715 / 6,155
Sales / YTD	398 / 3,035	444 / 3,070	469 / 3,586	519 / 4,093	516 / 3,545
Sales to Listings Ratio / YTD	42% / 39%	52% / 42%	53% / 49%	72% / 65%	72% / 58%
Sales Volume	97,583,162	113,120,029	119,479,186	135,720,939	126,706,893
Sales Volume YTD	761,212,116	774,078,722	910,051,699	1,028,468,381	858,308,774
Average Sale Price	245,184	254,775	254,753	261,505	245,556
Average Sale Price YTD	250,811	252,143	253,779	251,275	242,118
Median Sale Price	225,000	236,750	235,700	230,000	230,000
Median Sale Price YTD	230,000	235,000	235,000	233,000	228,000
Average Days on Market / YTD	68 / 66	62 / 61	57 / 53	53 / 52	63 / 59
Median Days on Market / YTD	56 / 50	52 / 48	45 / 40	38 / 36	53 / 43
Duplex/Rowhouse					
Listings / YTD	300 / 2,112	219 / 2,046	218 / 1,772	139 / 1,344	125 / 1,152
Sales / YTD	184 / 1,236	154 / 1,174	138 / 1,087	130 / 1,017	99 / 846
Sales to Listings Ratio / YTD	61% / 59%	70% / 57%	63% / 61%	94% / 76%	79% / 73%
Sales Volume	65,344,733	52,596,193	48,431,410	45,377,765	33,283,850
Sales Volume YTD	432,071,249	406,058,061	384,412,304	348,826,347	278,645,277
Average Sale Price	355,134	341,534	350,952	349,060	336,201
Average Sale Price YTD	349,572	345,876	353,645	342,995	329,368
Median Sale Price	332,500	325,000	340,000	335,089	314,900
Median Sale Price YTD	333,000	330,000	341,000	329,000	314,000
Average Days on Market / YTD	64 / 64	58 / 60	54 / 47	44 / 43	52 / 51
Median Days on Market / YTD	51 / 48	39 / 46	39 / 33	31 / 29	40 / 35
Total Residential²					
Listings / YTD	2,961 / 23,494	2,698 / 23,090	2,886 / 23,391	2,286 / 20,423	2,249 / 19,258
Sales / YTD	1,542 / 11,701	1,574 / 11,586	1,574 / 12,544	1,679 / 13,703	1,592 / 12,226
Sales to Listings Ratio / YTD	52% / 50%	58% / 50%	55% / 54%	73% / 67%	71% / 63%
Sales Volume	575,840,671	583,264,257	583,812,028	615,381,740	558,265,243
Sales Volume YTD	4,410,694,655	4,336,733,885	4,697,095,620	5,010,799,028	4,285,293,732
Average Sale Price	373,438	370,562	370,910	366,517	350,669
Average Sale Price YTD	376,950	374,308	374,450	365,672	350,507
Median Sale Price	344,000	345,000	352,250	347,000	330,000
Median Sale Price YTD	353,000	354,000	357,000	347,000	332,500
Average Days on Market / YTD	57 / 57	55 / 55	55 / 50	49 / 46	53 / 52
Median Days on Market / YTD	44 / 40	40 / 41	41 / 35	36 / 31	41 / 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.

August 2017

	2017	2016	2015	2014	2013
Acreeage with Home					
Listings / YTD	203 / 1,552	182 / 1,539	193 / 1,723	189 / 1,705	158 / 1,572
Sales / YTD	97 / 633	91 / 633	90 / 677	80 / 741	87 / 635
Sales to Listings Ratio / YTD	48% / 41%	50% / 41%	47% / 39%	42% / 43%	55% / 40%
Sales Volume	58,410,868	49,471,900	58,061,800	44,083,956	46,564,830
Sales Volume YTD	380,428,784	363,473,395	410,373,635	430,056,585	351,999,374
Average Sale Price	602,174	543,647	645,131	551,049	535,228
Average Sale Price YTD	600,993	574,208	606,165	580,373	554,330
Median Sale Price	568,000	532,500	562,500	539,000	502,000
Median Sale Price YTD	568,000	548,000	551,500	541,000	515,000
Average Days on Market / YTD	74 / 83	88 / 76	81 / 73	75 / 71	69 / 70
Median Days on Market / YTD	63 / 53	54 / 51	55 / 51	50 / 44	55 / 51
Vacant Acreeage and Recreational					
Listings / YTD	60 / 433	50 / 487	49 / 511	122 / 708	91 / 637
Sales / YTD	16 / 152	20 / 145	22 / 143	21 / 166	18 / 137
Sales to Listings Ratio / YTD	27% / 35%	40% / 30%	45% / 28%	17% / 23%	20% / 22%
Sales Volume	4,319,475	6,933,300	6,062,500	8,361,650	3,345,443
Sales Volume YTD	37,868,580	38,193,305	50,667,827	44,715,958	30,931,110
Average Sale Price	269,967	346,665	275,568	398,174	185,858
Average Sale Price YTD	249,135	263,402	354,320	269,373	225,775
Median Sale Price	145,750	223,750	190,000	170,000	186,625
Median Sale Price YTD	205,000	188,000	250,000	205,000	202,500
Average Days on Market / YTD	205 / 158	93 / 170	152 / 155	135 / 168	209 / 179
Median Days on Market / YTD	109 / 102	86 / 101	119 / 89	98 / 95	184 / 103
Recreational with Home					
Listings / YTD	0 / 22	4 / 29	4 / 35	3 / 32	6 / 53
Sales / YTD	1 / 9	1 / 9	1 / 16	0 / 12	2 / 16
Sales to Listings Ratio / YTD	0% / 41%	25% / 31%	25% / 46%	0% / 38%	33% / 30%
Sales Volume	460,000	305,000	283,250	0	1,465,000
Sales Volume YTD	3,441,900	4,039,000	5,836,150	4,740,900	6,907,700
Average Sale Price	460,000	305,000	283,250	0	732,500
Average Sale Price YTD	382,433	448,778	364,759	395,075	431,731
Median Sale Price	460,000	305,000	283,250	0	732,500
Median Sale Price YTD	408,000	450,000	316,575	439,500	362,000
Average Days on Market / YTD	88 / 81	94 / 113	77 / 123	0 / 55	82 / 57
Median Days on Market / YTD	88 / 41	94 / 94	77 / 58	0 / 52	82 / 43
Total Rural²					
Listings / YTD	263 / 2,007	236 / 2,055	246 / 2,269	314 / 2,445	255 / 2,262
Sales / YTD	114 / 794	112 / 787	113 / 836	101 / 919	107 / 788
Sales to Listings Ratio / YTD	43% / 40%	47% / 38%	46% / 37%	32% / 38%	42% / 35%
Sales Volume	63,190,343	56,710,200	64,407,550	52,445,606	51,375,273
Sales Volume YTD	421,739,264	405,705,700	466,877,612	479,513,443	389,838,184
Average Sale Price	554,301	506,341	569,978	519,263	480,143
Average Sale Price YTD	531,158	515,509	558,466	521,777	494,719
Median Sale Price	522,000	461,750	519,000	499,702	470,000
Median Sale Price YTD	510,000	500,000	522,000	495,000	475,000
Average Days on Market / YTD	93 / 97	89 / 94	94 / 88	88 / 89	93 / 89
Median Days on Market / YTD	64 / 57	59 / 57	56 / 55	66 / 50	64 / 56

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 2017

	2017	2016	2015	2014	2013
Land					
Listings / YTD	11 / 101	18 / 82	23 / 112	9 / 83	26 / 131
Sales / YTD	2 / 14	1 / 17	3 / 13	6 / 17	3 / 16
Sales to Listings Ratio / YTD	18% / 14%	6% / 21%	13% / 12%	67% / 20%	12% / 12%
Sales Volume	1,835,000	2,800,000	1,830,000	5,447,000	1,915,000
Sales Volume YTD	13,294,700	18,158,750	9,297,500	27,741,100	20,622,000
Average Sale Price	917,500	2,800,000	610,000	907,833	638,333
Average Sale Price YTD	949,621	1,068,162	715,192	1,631,829	1,288,875
Median Sale Price	917,500	2,800,000	485,000	936,000	250,000
Median Sale Price YTD	880,000	577,000	420,000	650,000	557,500
Average Days on Market / YTD	124 / 169	123 / 240	119 / 181	99 / 239	67 / 239
Median Days on Market / YTD	124 / 124	123 / 174	150 / 131	89 / 158	83 / 98
Investment					
Listings / YTD	14 / 153	19 / 197	27 / 163	20 / 172	20 / 166
Sales / YTD	0 / 58	9 / 58	8 / 43	4 / 61	4 / 37
Sales to Listings Ratio / YTD	0% / 38%	47% / 29%	30% / 26%	20% / 35%	20% / 22%
Sales Volume	0	5,927,100	8,738,900	2,291,500	4,803,500
Sales Volume YTD	37,854,490	43,049,953	28,862,199	49,510,517	32,823,550
Average Sale Price	0	658,567	1,092,363	572,875	1,200,875
Average Sale Price YTD	652,664	742,241	671,214	811,648	887,123
Median Sale Price	0	384,100	797,500	330,000	945,000
Median Sale Price YTD	445,000	395,250	387,750	460,000	400,000
Average Days on Market / YTD	0 / 162	132 / 160	199 / 140	59 / 143	115 / 183
Median Days on Market / YTD	0 / 132	80 / 123	176 / 107	37 / 94	116 / 117
Multi Family					
Listings / YTD	6 / 37	8 / 42	1 / 43	2 / 42	11 / 79
Sales / YTD	1 / 12	4 / 14	1 / 13	1 / 21	5 / 27
Sales to Listings Ratio / YTD	17% / 32%	50% / 33%	100% / 30%	50% / 50%	45% / 34%
Sales Volume	850,000	5,782,000	783,000	1,230,000	5,266,000
Sales Volume YTD	14,960,000	20,893,000	17,669,000	30,608,300	25,842,684
Average Sale Price	850,000	1,445,500	783,000	1,230,000	1,053,200
Average Sale Price YTD	1,246,667	1,492,357	1,359,154	1,457,538	957,136
Median Sale Price	850,000	1,366,000	783,000	1,230,000	755,000
Median Sale Price YTD	852,500	1,260,500	1,075,000	1,331,000	750,000
Average Days on Market / YTD	60 / 95	78 / 203	76 / 153	95 / 101	73 / 72
Median Days on Market / YTD	60 / 91	90 / 90	76 / 99	95 / 82	90 / 60
Hotel/Motel					
Listings / YTD	1 / 4	0 / 1	0 / 4	1 / 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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August 2017

	2017	2016	2015	2014	2013
Business					
Listings / YTD	25 / 161	14 / 144	19 / 170	20 / 194	17 / 186
Sales / YTD	2 / 33	7 / 30	0 / 26	0 / 27	6 / 33
Sales to Listings Ratio / YTD	8% / 20%	50% / 21%	0% / 15%	0% / 14%	35% / 18%
Sales Volume	365,000	768,000	0	0	4,420,000
Sales Volume YTD	4,877,889	6,713,388	4,628,000	5,594,149	8,053,643
Average Sale Price	182,500	109,714	0	0	736,667
Average Sale Price YTD	147,815	223,780	178,000	207,191	244,050
Median Sale Price	182,500	100,000	0	0	115,000
Median Sale Price YTD	110,000	135,000	110,000	114,649	100,000
Average Days on Market / YTD	104 / 141	133 / 154	0 / 135	0 / 164	137 / 105
Median Days on Market / YTD	104 / 109	126 / 100	0 / 89	0 / 103	72 / 91
Lease					
Listings / YTD	19 / 166	18 / 186	15 / 123	11 / 113	17 / 114
Sales / YTD	5 / 53	4 / 47	9 / 39	5 / 34	3 / 42
Sales to Listings Ratio / YTD	26% / 32%	22% / 25%	60% / 32%	45% / 30%	18% / 37%
Sales Volume	501,579	267,105	748,725	1,909,740	78,433
Sales Volume YTD	6,490,278	6,708,683	4,169,770	5,531,190	5,140,294
Average Sale Price	100,316	66,776	83,192	381,948	26,144
Average Sale Price YTD	122,458	142,738	106,917	162,682	122,388
Median Sale Price	108,000	59,203	72,000	106,250	30,013
Median Sale Price YTD	73,440	82,080	72,000	96,619	103,918
Average Days on Market / YTD	169 / 192	163 / 137	104 / 160	179 / 139	182 / 157
Median Days on Market / YTD	152 / 119	159 / 86	96 / 64	88 / 102	121 / 79
Farms					
Listings / YTD	0 / 0	0 / 0	19 / 118	11 / 200	33 / 252
Sales / YTD	0 / 2	1 / 6	2 / 35	10 / 90	14 / 73
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	11% / 30%	91% / 45%	42% / 29%
Sales Volume	0	567,000	3,900,000	7,881,999	14,562,752
Sales Volume YTD	2,000,000	1,975,000	28,993,000	52,901,674	48,460,152
Average Sale Price	0	567,000	1,950,000	788,200	1,040,197
Average Sale Price YTD	1,000,000	329,167	828,371	587,796	663,838
Median Sale Price	0	567,000	1,950,000	535,000	617,500
Median Sale Price YTD	1,000,000	280,000	495,000	522,500	470,000
Average Days on Market / YTD	0 / 648	381 / 359	20 / 181	91 / 132	93 / 131
Median Days on Market / YTD	0 / 648	381 / 376	20 / 63	78 / 89	87 / 88
Total Commercial²					
Listings / YTD	76 / 621	78 / 653	104 / 732	74 / 807	124 / 931
Sales / YTD	10 / 172	26 / 172	23 / 169	26 / 250	35 / 228
Sales to Listings Ratio / YTD	13% / 28%	33% / 26%	22% / 23%	35% / 31%	28% / 24%
Sales Volume	3,551,579	16,111,205	16,000,625	18,760,239	31,045,685
Sales Volume YTD	79,477,357	97,498,774	93,619,469	171,886,930	140,942,323
Average Sale Price	355,158	619,662	695,679	721,548	887,020
Average Sale Price YTD	462,078	566,853	553,961	687,548	618,168
Median Sale Price	155,660	304,000	270,000	480,000	560,000
Median Sale Price YTD	284,763	300,000	293,750	435,000	328,000
Average Days on Market / YTD	136 / 169	138 / 171	130 / 156	105 / 144	105 / 141
Median Days on Market / YTD	104 / 118	123 / 119	96 / 85	78 / 96	87 / 88

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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 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	1,349	591	4,227	255
	August	5,380	1,403	572	4,053	243
	September	4,850	1,278	584	3,661	262
	October	4,506	1,111	553	3,429	249
	November	3,946	957	554	2,960	264
	December	3,125	790	485	2,326	225
2015	January	4,148	863	531	3,120	266
	February	5,039	1,009	566	3,784	281
	March	5,973	1,136	592	4,415	285
	April	6,787	1,264	587	4,989	289
	May	7,328	1,338	585	5,459	291
	June	7,200	1,372	573	5,444	298
	July	7,217	1,364	572	5,495	299
	August	7,249	1,335	576	5,510	275
	September	7,124	1,245	565	5,348	268
	October	6,664	1,092	551	4,974	267
	November	6,342	1,025	552	4,752	270
	December	5,570	868	534	4,143	271
2016	January	5,896	883	511	4,328	263
	February	6,736	966	532	4,914	280
	March	7,408	1,073	559	5,403	313
	April	7,908	1,175	548	5,732	294
	May	8,033	1,138	581	5,881	318
	June	8,063	1,202	594	5,940	331
	July	7,903	1,182	572	5,800	316
	August	7,784	1,197	587	5,735	325
	September	7,700	1,194	572	5,759	320
	October	7,130	1,056	549	5,353	312
	November	6,774	980	557	5,103	326
	December	5,703	843	547	4,242	323
2017	January	5,738	810	508	4,259	298
	February	6,203	845	519	4,591	300
	March	6,852	908	553	5,070	312
	April	7,502	1,038	557	5,531	301
	May	8,212	1,172	561	6,100	297
	June	8,520	1,217	562	6,351	316
	July	8,590	1,226	556	6,457	304
	August	8,570	1,249	568	6,474	319

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 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Single Family Detached							
Northwest	Sales	44	28	29	306	258	275
	Average	425,841	383,434	430,783	426,990	396,325	404,360
	Median	377,500	341,000	355,000	376,950	357,250	360,000
North Central	Sales	123	136	141	1,057	1,061	1,172
	Average	366,555	388,905	401,074	385,482	388,451	401,565
	Median	353,000	370,000	385,000	368,500	377,000	386,125
Northeast	Sales	50	35	37	299	301	339
	Average	329,144	356,612	343,997	345,745	338,532	348,480
	Median	314,500	352,500	342,000	320,000	324,000	333,000
Central	Sales	24	30	37	216	210	247
	Average	259,617	235,730	273,991	276,849	292,913	306,291
	Median	265,750	227,000	275,000	258,500	274,900	286,000
West	Sales	63	77	69	559	544	585
	Average	566,314	477,112	482,084	534,985	524,224	508,800
	Median	440,000	440,000	393,500	441,000	429,500	428,000
Southwest	Sales	108	100	117	862	819	848
	Average	546,237	576,649	543,280	564,110	547,261	552,572
	Median	485,250	498,000	490,000	499,700	493,000	489,950
Southeast	Sales	130	133	111	969	961	968
	Average	407,096	395,843	405,074	401,936	396,698	414,435
	Median	379,500	373,500	379,000	379,500	377,500	390,000
Anthony Henday	Sales	113	149	137	921	1,018	957
	Average	534,205	508,619	506,260	511,350	499,568	502,981
	Median	485,000	465,000	470,000	467,500	460,000	470,000
City of Edmonton Total	Sales	655	688	678	5,189	5,172	5,389
	Average	449,573	444,789	446,988	452,311	444,891	449,693
	Median	399,000	410,000	403,500	408,000	407,000	413,000
Condominiums							
Northwest	Sales	19	8	9	81	109	88
	Average	247,787	334,063	198,856	250,054	233,960	240,825
	Median	223,500	278,000	206,600	228,500	215,000	223,750
North Central	Sales	49	54	50	400	373	515
	Average	215,524	237,483	232,903	218,321	224,839	228,273
	Median	205,000	228,000	220,450	212,000	217,500	219,500
Northeast	Sales	39	29	35	206	212	245
	Average	174,021	197,741	207,984	177,809	197,298	198,038
	Median	175,000	196,500	205,000	175,000	195,000	196,500
Central	Sales	63	77	82	491	502	543
	Average	284,828	291,600	272,434	289,180	292,613	282,240
	Median	276,000	271,000	258,400	280,000	278,950	270,000
West	Sales	41	31	42	258	247	312
	Average	212,724	224,723	224,052	226,361	220,484	236,611
	Median	192,000	213,000	201,500	205,000	210,000	214,000
Southwest	Sales	63	67	76	490	447	611
	Average	302,104	281,696	276,777	284,899	275,007	278,564
	Median	265,000	242,500	257,500	267,750	255,000	261,900
Southeast	Sales	48	52	57	348	367	414
	Average	221,000	210,256	246,791	229,770	239,103	242,315
	Median	226,500	204,500	233,000	220,500	226,000	228,250
Anthony Henday	Sales	34	71	61	377	451	446
	Average	263,325	267,078	290,432	266,159	266,270	267,345
	Median	254,000	273,000	290,000	255,000	260,000	256,000
City of Edmonton Total	Sales	356	389	412	2,651	2,708	3,174
	Average	245,267	255,579	255,540	250,661	252,331	253,342
	Median	221,500	236,000	235,850	228,300	234,500	235,000

n/a = insufficient data

August 2017

	2017	2016	2015	2014	2013
Edmonton City Monthly					
Listings	2,329	2,115	2,244	1,828	1,718
Sales	1,163	1,214	1,220	1,310	1,227
Sales Volume	435,146,116	457,942,749	456,537,586	482,355,528	430,665,576
Edmonton City Year to Date					
Listings	18,318	17,826	18,240	15,989	14,971
Sales	8,981	8,924	9,567	10,533	9,255
Sales Volume	3,424,721,480	3,378,883,655	3,593,719,579	3,883,712,358	3,265,278,627
Edmonton City Month End Active Inventory					
Residential	6,474	5,735	5,510	4,053	4,236
Commercial	319	325	275	243	278
TOTAL	6,793	6,060	5,785	4,296	4,514
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Edmonton CMA Monthly					
Listings	3,300	3,012	3,236	2,674	2,628
Sales	1,666	1,712	1,710	1,806	1,734
Sales Volume	642,582,593	656,085,662	664,220,203	686,587,585	640,686,201
Edmonton CMA Year to Date					
Listings	26,122	25,798	26,392	23,675	22,451
Sales	12,667	12,545	13,549	14,872	13,242
Sales Volume	4,911,911,276	4,839,938,359	5,257,592,701	5,662,199,401	4,816,074,239
Edmonton CMA Month End Active Inventory					
Residential	8,570	7,784	7,249	5,380	5,728
Rural	1,249	1,197	1,335	1,403	1,426
Commercial	568	587	576	572	678
TOTAL	10,387	9,568	9,160	7,355	7,832
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Total Board Monthly					
Listings	4,083	3,707	3,878	3,424	3,313
Sales	2,001	2,070	2,131	2,215	2,140
Sales Volume	745,473,435	771,349,778	795,068,378	814,787,247	762,731,174
Total Board Year to Date					
Listings	32,421	32,018	32,940	30,338	28,906
Sales	15,156	15,049	16,308	18,202	16,492
Sales Volume	5,704,206,560	5,639,161,720	6,155,235,536	6,744,876,764	5,808,393,909

August 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Barrhead	Sales	9	5	7	53	40	48
	Sales Volume	2,288,000	1,060,000	1,489,450	12,271,515	8,910,823	10,746,300
	Average Price	254,222	212,000	212,779	231,538	222,771	223,881
	Median Price	305,000	205,000	215,000	224,000	212,500	243,250
Beaumont	Sales	46	23	31	260	196	237
	Sales Volume	21,407,175	9,945,500	14,151,089	113,186,063	82,799,213	103,388,412
	Average Price	465,373	432,413	456,487	435,331	422,445	436,238
	Median Price	475,800	418,000	460,000	431,250	407,000	419,000
Bonnyville	Sales	9	10	6	53	46	64
	Sales Volume	2,528,000	2,999,750	1,367,000	14,726,150	14,294,750	20,454,990
	Average Price	280,889	299,975	227,833	277,852	310,755	319,609
	Median Price	290,000	297,500	158,000	304,900	314,750	315,500
Cold Lake	Sales	18	29	18	181	182	165
	Sales Volume	6,384,739	7,491,300	6,599,513	59,288,495	59,564,374	61,624,246
	Average Price	354,708	258,321	366,640	327,561	327,277	373,480
	Median Price	330,000	265,000	343,750	320,000	329,700	371,500
Devon	Sales	9	9	8	62	54	60
	Sales Volume	2,784,999	2,863,000	2,688,500	20,806,649	17,060,550	19,204,088
	Average Price	309,444	318,111	336,063	335,591	315,936	320,068
	Median Price	324,500	308,000	343,750	325,250	320,375	316,250
Drayton Valley	Sales	18	16	16	84	69	86
	Sales Volume	4,436,900	4,099,774	4,401,400	22,036,950	18,815,574	25,744,598
	Average Price	246,494	256,236	275,088	262,345	272,689	299,356
	Median Price	273,500	277,000	314,000	275,950	278,000	312,500
Fort Saskatchewan	SFD Sales	37	34	29	221	240	258
	SFD Average Price	420,467	425,695	409,790	421,588	426,181	418,173
	SFD Median Price	410,000	397,500	400,000	402,500	420,000	415,000
	Condo Sales	3	2	9	44	50	47
	Condo Average Price	n/a	n/a	233,044	249,410	244,540	242,351
	Condo Median Price	n/a	n/a	218,000	230,000	239,500	218,000
	Total Sales Volume	20,556,288	18,206,327	16,912,100	134,306,458	140,858,798	142,958,640
Gibbons	Sales	4	5	8	51	32	45
	Sales Volume	n/a	1,493,500	2,420,650	15,651,500	9,858,900	13,038,150
	Average Price	n/a	298,700	302,581	306,892	308,091	289,737
	Median Price	n/a	307,000	293,625	295,000	301,950	287,000
Leduc	SFD Sales	30	35	38	239	244	298
	SFD Average Price	385,023	357,509	387,445	380,042	375,331	392,782
	SFD Median Price	383,250	334,500	369,500	375,000	361,000	370,000
	Condo Sales	6	9	6	38	32	59
	Condo Average Price	292,083	246,056	236,333	242,864	248,113	250,106
	Condo Median Price	273,500	235,000	247,000	225,500	230,500	239,875
	Total Sales Volume	15,828,300	19,035,200	19,656,751	115,526,509	122,504,033	150,640,441

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 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Morinville	Sales	10	19	21	141	139	184
	Sales Volume	3,366,150	5,754,870	6,772,950	46,223,640	46,296,910	62,148,700
	Average Price	336,615	302,888	322,521	327,827	333,071	337,765
	Median Price	352,500	262,000	320,750	330,000	340,000	346,500
Sherwood Park	SFD Sales	75	95	87	578	639	670
	SFD Average Price	470,469	448,989	455,280	459,441	453,980	463,573
	SFD Median Price	431,500	424,500	440,900	435,000	425,000	440,000
	Condo Sales	19	23	30	154	173	192
	Condo Average Price	323,000	336,883	335,577	306,054	317,570	324,960
	Condo Median Price	318,000	341,000	323,750	297,750	306,000	310,000
	Total Sales Volume	42,719,866	53,332,225	52,834,225	334,967,521	369,265,812	392,256,553
Spruce Grove	SFD Sales	37	41	33	313	325	347
	SFD Average Price	388,743	408,350	411,785	395,506	405,351	412,542
	SFD Median Price	385,000	370,020	405,000	385,000	395,000	400,000
	Condo Sales	7	5	7	56	33	43
	Condo Average Price	241,714	209,100	247,557	230,703	233,508	239,044
	Condo Median Price	250,000	193,000	220,000	218,000	215,000	220,000
	Total Sales Volume	21,666,468	22,712,902	17,890,697	165,594,651	171,621,782	183,139,839
St. Albert	SFD Sales	75	71	66	546	585	609
	SFD Average Price	459,875	478,792	500,242	472,975	474,949	486,581
	SFD Median Price	433,000	427,000	447,500	435,500	431,500	450,500
	Condo Sales	14	29	21	159	167	164
	Condo Average Price	245,589	261,151	266,917	276,325	268,886	279,632
	Condo Median Price	234,250	257,750	250,000	260,000	244,000	275,000
	Total Sales Volume	39,347,781	43,322,909	38,966,193	314,411,866	331,362,910	351,536,430
St. Paul	Sales	8	7	11	66	72	69
	Sales Volume	2,289,000	1,865,500	2,981,700	17,907,200	17,493,000	19,128,100
	Average Price	286,125	266,500	271,064	271,321	242,958	277,219
	Median Price	286,250	320,000	275,000	275,000	223,250	275,000
Stony Plain	Sales	39	20	26	256	211	238
	Sales Volume	12,613,746	7,158,500	9,467,112	85,242,324	68,785,647	83,762,983
	Average Price	323,429	357,925	364,120	332,978	325,998	351,945
	Median Price	320,000	346,000	351,250	330,000	330,000	350,000
Vegreville	Sales	10	7	7	46	50	58
	Sales Volume	2,561,500	2,012,900	1,245,000	9,950,400	11,313,775	12,758,450
	Average Price	256,150	287,557	177,857	216,313	226,276	219,973
	Median Price	247,500	288,500	185,000	225,000	223,000	225,000
Westlock	Sales	6	4	9	45	49	47
	Sales Volume	921,000	n/a	1,822,400	8,811,250	9,415,585	10,296,700
	Average Price	153,500	n/a	202,489	195,806	192,155	219,079
	Median Price	137,500	n/a	210,000	214,000	177,000	225,000
Wetaskiwin	Sales	13	13	29	103	138	149
	Sales Volume	2,388,400	3,332,450	6,730,450	24,036,250	31,421,014	35,584,582
	Average Price	183,723	256,342	232,084	233,362	227,689	238,823
	Median Price	185,500	255,000	235,000	230,000	232,631	235,900

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 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Rural¹ Sales by County							
Athabasca County	Sales	5	5	5	28	16	14
	Sales Volume	1,166,500	1,036,750	881,000	7,275,476	2,189,275	3,079,900
Bonnyville M.D.	Sales	12	12	11	83	49	59
	Sales Volume	4,257,000	4,761,900	4,314,000	32,011,890	19,746,900	22,626,550
Lac la Biche County	Sales	2	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	17	17	23	130	126	117
	Sales Volume	9,899,000	7,388,000	12,709,600	63,016,980	59,028,200	69,826,877
Parkland County	Sales	48	44	48	340	329	346
	Sales Volume	23,695,668	23,176,000	25,358,450	164,628,267	155,317,448	173,117,280
Smoky Lake County	Sales	1	1	0	10	11	8
	Sales Volume	n/a	n/a	n/a	1,576,500	3,244,900	2,140,500
St. Paul County	Sales	6	8	10	60	48	56
	Sales Volume	539,500	1,661,000	1,579,500	11,488,400	10,339,100	11,337,100
Strathcona County	Sales	27	33	31	195	211	254
	Sales Volume	17,097,775	17,827,800	18,980,500	120,921,467	128,950,161	154,582,050
Sturgeon County	Sales	22	18	11	129	121	119
	Sales Volume	12,497,900	8,318,400	7,359,000	73,172,550	62,409,891	69,351,405
Thorhild County	Sales	4	4	7	23	21	24
	Sales Volume	n/a	n/a	1,736,900	5,803,833	6,249,737	5,466,300
Two Hills County	Sales	1	1	1	12	11	10
	Sales Volume	n/a	n/a	n/a	3,859,500	3,410,500	1,880,300
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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August 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	1	2	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	1	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	1	3	4	16
	Sales Volume	n/a	n/a	n/a	n/a	n/a	12,919,500
Parkland County	Sales	0	1	1	2	7	11
	Sales Volume	n/a	n/a	n/a	n/a	6,157,950	7,892,750
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	0	2	0	3	10	5
	Sales Volume	n/a	n/a	n/a	n/a	3,794,900	1,258,000
Strathcona County	Sales	0	0	1	1	4	6
	Sales Volume	n/a	n/a	n/a	n/a	n/a	7,305,250
Sturgeon County	Sales	0	1	0	1	3	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	3,283,000
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.

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