

# Media Release

## Upward Movement for April Real Estate Numbers

**Edmonton, May 2, 2019:** When compared to March 2019, unit sales across most categories increased, with single family home unit sales increasing 43.68%, condo sales increasing 38.31% and duplex/rowhouse sales increasing 34.06%. Year over year sales are up in all major categories, with single family homes sales increasing 1.91%, condo sales increasing 2.77% and duplex/rowhouses sales increasing 3.93%. Year to date sales for all residential categories were down 8.44% compared to April 2018.

Average unit prices rose from last month but are still down from April 2018. The average price of a single-family home was \$427,657; an increase of 0.96% compared to March 2019 but down 0.82% compared to April 2018. The average price of a condo was \$228,933, an increase of 7.05% from March 2019 but a decrease of 7.93% year over year.

Prices for duplex/townhouses saw a decrease from March 2019, with the average price down 1.09% to \$330,795, but a 1.87% increase relative to April 2018.

“Spring tends to see more activity in the market with this year being no exception,” says REALTORS® Association of Edmonton Chair Michael Brodrick.

Inventory rose 8.76% higher compared to March 2019 but was down 1.78% over April 2018. Listings were also up, climbing 11.14% month over month but down 1.92% year over year.

Days on market decreased for most home types compared to March 2019. Single family homes spent an average 55 days on market, condos averaged 71 days, and duplex/rowhouses averaged 67 days. Overall, the average days on market for all residential properties was 60, which was six days shorter than March 2019 but three days longer over April 2018.

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

<b>MLS® System Activity 2019</b> (for all-residential sales in Edmonton CMA <sup>1</sup> )	<b>April 2019</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> average <sup>3</sup> selling price – month	\$427,657	0.96%	-0.82%
SFD median <sup>4</sup> selling price – month	\$394,500	1.17%	-1.38%
Condominium average selling price	\$228,933	7.05%	-7.93%
Condominium median selling price	\$213,500	8.38%	-7.17%
All-residential <sup>5</sup> average selling price	\$365,129	2.19%	-1.93%
All-residential median selling price	\$350,000	2.94%	-1.41%
# residential listings this month	3,533	11.14%	-1.92%
# residential sales this month	1,684	40.33%	1.63%
# residential inventory at month end	9,015	8.76%	-1.78%
# Total <sup>6</sup> MLS® System sales this month	2,021	40.54%	3.43%
\$ Value Total residential sales this month	\$ 644,376,270	44.06%	1.01%
\$ Value of total MLS® System sales – month	\$ 734,270,784	41.78%	1.26%
\$ Value of total MLS® System sales - YTD	\$ 1,986,594,112	58.46%	-10.28%

<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®.

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**5 Year Residential Activity  
Edmonton CMA<sup>1</sup>  
April 2019**

	2019	2018	2017	2016	2015
<b>Single Family Detached</b>					
New Listings / YTD	2,105 / 6,777	2,111 / 6,953	1,832 / 6,182	1,950 / 6,853	2,088 / 6,999
Sales / YTD	1,069 / 2,858	1,049 / 3,125	980 / 3,155	1,071 / 3,059	1,152 / 3,271
Sales to New Listings Ratio / YTD	51% / 42%	50% / 45%	53% / 51%	55% / 45%	55% / 47%
Sales Volume	457,164,916	452,308,410	432,292,244	469,834,003	507,112,036
Sales Volume YTD	1,209,800,597	1,366,818,895	1,372,094,485	1,323,950,333	1,429,945,099
Average Sale Price	427,657	431,181	441,115	438,687	440,201
Average Sale Price YTD	423,303	437,382	434,895	432,805	437,158
Median Sale Price	394,500	400,000	402,750	409,000	411,625
Median Sale Price YTD	391,000	398,000	398,000	405,000	410,000
Average Days on Market / YTD	55 / 63	51 / 55	47 / 53	49 / 51	43 / 44
Median Days on Market / YTD	38 / 45	34 / 36	31 / 34	37 / 37	31 / 29
<b>Condominium</b>					
New Listings / YTD	968 / 3,282	1,051 / 3,953	1,073 / 3,858	1,100 / 3,761	1,052 / 3,565
Sales / YTD	408 / 1,186	397 / 1,325	414 / 1,379	448 / 1,334	484 / 1,481
Sales to New Listings Ratio / YTD	42% / 36%	38% / 34%	39% / 36%	41% / 35%	46% / 42%
Sales Volume	93,404,664	98,717,956	108,357,206	114,542,285	124,247,042
Sales Volume YTD	262,681,521	317,722,785	342,351,607	332,691,176	376,244,058
Average Sale Price	228,933	248,660	261,732	255,675	256,709
Average Sale Price YTD	221,485	239,791	248,261	249,394	254,047
Median Sale Price	213,500	230,000	244,950	235,000	237,500
Median Sale Price YTD	208,984	219,000	229,000	231,750	237,500
Average Days on Market / YTD	71 / 78	66 / 74	61 / 69	58 / 62	47 / 50
Median Days on Market / YTD	54 / 57	52 / 55	44 / 49	44 / 46	37 / 37
<b>Duplex/Rowhouse</b>					
New Listings / YTD	338 / 1,155	346 / 1,130	306 / 992	303 / 1,087	236 / 879
Sales / YTD	185 / 534	178 / 538	152 / 514	176 / 488	155 / 461
Sales to New Listings Ratio / YTD	55% / 46%	51% / 48%	50% / 52%	58% / 45%	66% / 52%
Sales Volume	61,197,148	57,800,586	54,142,932	59,944,490	55,950,609
Sales Volume YTD	175,217,670	184,348,192	180,836,845	166,018,868	165,146,666
Average Sale Price	330,795	324,722	356,204	340,594	360,972
Average Sale Price YTD	328,123	342,655	351,823	340,203	358,236
Median Sale Price	321,000	321,750	335,000	329,950	347,000
Median Sale Price YTD	320,000	328,500	335,000	331,501	345,750
Average Days on Market / YTD	67 / 73	59 / 61	63 / 67	59 / 63	47 / 44
Median Days on Market / YTD	47 / 52	38 / 43	42 / 51	44 / 50	34 / 31
<b>Total Residential<sup>2</sup></b>					
New Listings / YTD	3,533 / 11,592	3,602 / 12,415	3,291 / 11,311	3,457 / 12,056	3,466 / 11,731
Sales / YTD	1,684 / 4,656	1,657 / 5,085	1,578 / 5,158	1,713 / 4,948	1,826 / 5,315
Sales to New Listings Ratio / YTD	48% / 40%	46% / 41%	48% / 46%	50% / 41%	53% / 45%
Sales Volume	614,876,728	616,949,947	601,420,831	647,527,478	692,985,587
Sales Volume YTD	1,659,199,897	1,892,684,567	1,916,230,269	1,834,988,677	1,988,334,722
Average Sale Price	365,129	372,329	381,129	378,008	379,510
Average Sale Price YTD	356,357	372,209	371,506	370,855	374,099
Median Sale Price	350,000	355,000	360,000	360,000	365,000
Median Sale Price YTD	342,000	350,000	350,790	355,000	358,500
Average Days on Market / YTD	60 / 68	57 / 62	54 / 60	53 / 56	46 / 47
Median Days on Market / YTD	42 / 49	39 / 42	36 / 40	40 / 41	33 / 32

<sup>1</sup> Please refer to Appendix A for the full list of areas within the Edmonton CMA (Census Metropolitan Area).

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

**5 Year Rural Activity  
Edmonton CMA<sup>1</sup>  
April 2019**

	2019	2018	2017	2016	2015
<b>Acreeage with Home</b>					
New Listings / YTD	275 / 782	221 / 707	232 / 690	237 / 753	246 / 805
Sales / YTD	69 / 194	76 / 196	71 / 229	85 / 208	86 / 238
Sales to New Listings Ratio / YTD	25% / 25%	34% / 28%	31% / 33%	36% / 28%	35% / 30%
Sales Volume	41,226,789	41,556,120	45,522,355	52,554,600	53,681,520
Sales Volume YTD	116,597,109	106,495,069	141,559,617	124,397,999	145,827,985
Average Sale Price	597,490	546,791	641,160	618,289	624,204
Average Sale Price YTD	601,016	543,342	618,164	598,067	612,723
Median Sale Price	527,500	528,000	630,000	560,000	563,000
Median Sale Price YTD	518,500	510,000	585,000	561,250	563,000
Average Days on Market / YTD	97 / 92	85 / 93	93 / 95	79 / 80	69 / 75
Median Days on Market / YTD	55 / 62	57 / 59	37 / 53	52 / 51	45 / 47
<b>Vacant Acreeage and Recreational</b>					
New Listings / YTD	66 / 212	49 / 230	61 / 171	75 / 213	60 / 265
Sales / YTD	13 / 41	14 / 58	10 / 69	24 / 57	20 / 58
Sales to New Listings Ratio / YTD	20% / 19%	29% / 25%	16% / 40%	32% / 27%	33% / 22%
Sales Volume	4,471,400	3,966,025	2,218,100	6,883,650	5,930,750
Sales Volume YTD	12,554,900	19,594,186	18,800,875	14,256,350	26,569,627
Average Sale Price	343,954	283,288	221,810	286,819	296,538
Average Sale Price YTD	306,217	337,831	272,476	250,111	458,097
Median Sale Price	210,000	280,000	237,000	191,000	307,500
Median Sale Price YTD	255,000	256,500	210,000	195,000	307,500
Average Days on Market / YTD	190 / 196	180 / 179	184 / 180	170 / 171	74 / 156
Median Days on Market / YTD	145 / 136	146 / 139	186 / 140	168 / 139	57 / 74
<b>Recreational with Home</b>					
New Listings / YTD	6 / 10	4 / 8	3 / 5	5 / 13	5 / 13
Sales / YTD	0 / 2	1 / 3	0 / 2	2 / 4	3 / 4
Sales to New Listings Ratio / YTD	0% / 20%	25% / 38%	0% / 40%	40% / 31%	60% / 31%
Sales Volume	0	65,649	0	1,190,000	298,500
Sales Volume YTD	413,000	1,235,649	690,000	1,869,000	529,500
Average Sale Price	0	65,649	0	595,000	99,500
Average Sale Price YTD	206,500	411,883	345,000	467,250	132,375
Median Sale Price	0	65,649	0	595,000	101,000
Median Sale Price YTD	206,500	285,000	345,000	554,500	104,250
Average Days on Market / YTD	0 / 110	194 / 148	0 / 146	169 / 157	396 / 308
Median Days on Market / YTD	0 / 110	194 / 138	0 / 146	169 / 146	87 / 65
<b>Total Rural<sup>2</sup></b>					
New Listings / YTD	347 / 1,004	274 / 945	296 / 866	317 / 979	311 / 1,083
Sales / YTD	82 / 237	91 / 257	81 / 300	111 / 269	109 / 300
Sales to New Listings Ratio / YTD	24% / 24%	33% / 27%	27% / 35%	35% / 27%	35% / 28%
Sales Volume	45,698,189	45,587,794	47,740,455	60,628,250	59,910,770
Sales Volume YTD	129,565,009	127,324,904	161,050,492	140,523,349	172,927,112
Average Sale Price	557,295	500,965	589,388	546,200	549,640
Average Sale Price YTD	546,688	495,428	536,835	522,392	576,424
Median Sale Price	505,000	490,000	590,000	515,000	492,000
Median Sale Price YTD	485,000	450,000	524,500	511,900	525,000
Average Days on Market / YTD	112 / 110	101 / 113	104 / 115	100 / 100	79 / 94
Median Days on Market / YTD	61 / 66	65 / 72	49 / 68	65 / 60	47 / 49

<sup>1</sup> Please refer to Appendix A for the full list of areas within the Edmonton CMA (Census Metropolitan Area).

<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.

## 5 Year Commercial Activity (Part 1)

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### Edmonton CMA<sup>1</sup>

April 2019

	2019	2018	2017	2016	2015
<b>Land</b>					
New Listings / YTD	18 / 75	19 / 49	20 / 58	5 / 37	14 / 50
Sales / YTD	4 / 11	2 / 5	1 / 6	1 / 9	2 / 4
Sales to New Listings Ratio / YTD	22% / 15%	11% / 10%	5% / 10%	20% / 24%	14% / 8%
Sales Volume	2,604,000	1,035,000	850,000	1,000,000	445,000
Sales Volume YTD	7,441,299	4,300,000	4,550,000	5,402,000	820,000
Average Sale Price	651,000	517,500	850,000	1,000,000	222,500
Average Sale Price YTD	676,482	860,000	758,333	600,222	205,000
Median Sale Price	512,000	517,500	850,000	1,000,000	222,500
Median Sale Price YTD	599,283	850,000	825,000	550,000	187,500
Average Days on Market / YTD	205 / 339	100 / 228	548 / 190	67 / 249	195 / 121
Median Days on Market / YTD	113 / 152	100 / 140	548 / 138	67 / 174	195 / 86
<b>Investment</b>					
New Listings / YTD	25 / 87	35 / 145	13 / 81	22 / 99	17 / 94
Sales / YTD	4 / 20	10 / 26	6 / 33	10 / 23	3 / 18
Sales to New Listings Ratio / YTD	16% / 23%	29% / 18%	46% / 41%	45% / 23%	18% / 19%
Sales Volume	1,968,000	5,344,296	5,764,000	7,098,850	2,450,000
Sales Volume YTD	14,912,050	15,772,023	22,922,200	16,996,750	13,856,000
Average Sale Price	492,000	534,430	960,667	709,885	816,667
Average Sale Price YTD	745,603	606,616	694,612	738,989	769,778
Median Sale Price	437,500	358,565	905,000	331,175	925,000
Median Sale Price YTD	691,000	377,065	439,000	414,000	582,500
Average Days on Market / YTD	264 / 193	127 / 167	218 / 144	174 / 182	69 / 92
Median Days on Market / YTD	144 / 137	107 / 133	178 / 114	132 / 143	60 / 83
<b>Multi Family</b>					
New Listings / YTD	8 / 35	8 / 30	2 / 20	8 / 21	4 / 25
Sales / YTD	4 / 7	3 / 8	4 / 8	2 / 5	4 / 5
Sales to New Listings Ratio / YTD	50% / 20%	38% / 27%	200% / 40%	25% / 24%	100% / 20%
Sales Volume	2,375,000	2,035,000	4,054,500	4,390,000	5,973,000
Sales Volume YTD	5,275,000	8,090,600	7,565,000	7,210,000	7,048,000
Average Sale Price	593,750	678,333	1,013,625	2,195,000	1,493,250
Average Sale Price YTD	753,571	1,011,325	945,625	1,442,000	1,409,600
Median Sale Price	578,500	685,000	783,500	2,195,000	1,441,000
Median Sale Price YTD	672,000	706,000	805,250	1,163,000	1,075,000
Average Days on Market / YTD	188 / 162	36 / 92	46 / 79	302 / 180	225 / 200
Median Days on Market / YTD	75 / 75	46 / 49	49 / 67	302 / 65	182 / 99
<b>Hotel/Motel</b>					
New Listings / YTD	0 / 0	2 / 3	0 / 1	0 / 0	1 / 2
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New 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

<sup>1</sup> Please refer to Appendix A for the full list of areas within the Edmonton CMA (Census Metropolitan Area).

## 5 Year Commercial Activity (Part 2)

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### Edmonton CMA<sup>1</sup>

April 2019

	2019	2018	2017	2016	2015
<b>Business</b>					
New Listings / YTD	40 / 130	20 / 108	31 / 92	24 / 80	26 / 102
Sales / YTD	6 / 16	1 / 17	4 / 15	6 / 18	3 / 15
Sales to New Listings Ratio / YTD	15% / 12%	5% / 16%	13% / 16%	25% / 23%	12% / 15%
Sales Volume	2,404,000	160,000	599,999	574,000	499,800
Sales Volume YTD	4,392,150	3,291,300	2,631,489	3,483,000	1,997,800
Average Sale Price	400,667	160,000	150,000	95,667	166,600
Average Sale Price YTD	274,509	193,606	175,433	193,500	133,187
Median Sale Price	257,500	160,000	110,000	56,000	150,000
Median Sale Price YTD	137,000	102,000	112,500	155,000	100,000
Average Days on Market / YTD	146 / 243	385 / 129	69 / 173	283 / 199	152 / 137
Median Days on Market / YTD	145 / 180	385 / 85	50 / 119	154 / 171	182 / 87
<b>Lease</b>					
New Listings / YTD	17 / 104	19 / 92	22 / 104	31 / 113	15 / 81
Sales / YTD	11 / 31	10 / 37	7 / 24	8 / 27	6 / 22
Sales to New Listings Ratio / YTD	65% / 30%	53% / 40%	32% / 23%	26% / 24%	40% / 27%
Sales Volume	1,302,225	1,631,054	719,496	983,480	1,084,087
Sales Volume YTD	2,494,066	3,949,040	3,872,909	3,434,017	2,981,012
Average Sale Price	118,384	163,105	102,785	122,935	180,681
Average Sale Price YTD	80,454	106,731	161,371	127,186	135,501
Median Sale Price	134,400	91,620	56,400	89,700	133,041
Median Sale Price YTD	50,840	63,000	69,000	69,600	117,837
Average Days on Market / YTD	167 / 148	184 / 167	182 / 172	129 / 112	57 / 81
Median Days on Market / YTD	83 / 101	109 / 127	73 / 121	92 / 71	55 / 61
<b>Farms</b>					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	15 / 63
Sales / YTD	0 / 0	0 / 0	0 / 1	1 / 5	7 / 17
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	47% / 27%
Sales Volume	0	0	0	288,000	2,803,000
Sales Volume YTD	0	0	700,000	1,408,000	15,991,250
Average Sale Price	0	0	0	288,000	400,429
Average Sale Price YTD	0	0	700,000	281,600	940,662
Median Sale Price	0	0	0	288,000	400,000
Median Sale Price YTD	0	0	700,000	280,000	628,250
Average Days on Market / YTD	0 / 0	0 / 0	0 / 523	270 / 355	44 / 124
Median Days on Market / YTD	0 / 0	0 / 0	0 / 523	270 / 376	50 / 50
<b>Total Commercial<sup>2</sup></b>					
New Listings / YTD	109 / 433	103 / 427	88 / 355	91 / 350	92 / 417
Sales / YTD	29 / 85	26 / 93	22 / 87	28 / 87	25 / 81
Sales to New Listings Ratio / YTD	27% / 20%	25% / 22%	25% / 25%	31% / 25%	27% / 19%
Sales Volume	10,653,225	10,205,350	11,987,995	14,334,330	13,254,887
Sales Volume YTD	34,514,565	35,402,963	42,241,598	37,933,767	42,694,062
Average Sale Price	367,353	392,513	544,909	511,940	530,195
Average Sale Price YTD	406,054	380,677	485,536	436,020	527,087
Median Sale Price	250,000	295,000	425,750	195,000	340,000
Median Sale Price YTD	210,000	185,000	332,500	280,000	292,500
Average Days on Market / YTD	184 / 202	146 / 157	163 / 158	193 / 181	104 / 112
Median Days on Market / YTD	83 / 127	90 / 116	67 / 114	114 / 126	66 / 72

<sup>1</sup> Please refer to Appendix A for the full list of areas within the Edmonton CMA (Census Metropolitan Area).

<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.

# End of Month Active Inventory (Sales Activity)

## Edmonton CMA<sup>1</sup> and City of Edmonton

April 2019

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>
2015	January	4,310 (751)	864 (50)	581 (12)	3,120 (524)	275 (6)
	February	5,278 (1,071)	1,010 (56)	615 (18)	3,786 (771)	291 (5)
	March	6,277 (1,667)	1,138 (85)	640 (26)	4,416 (1,180)	296 (12)
	April	7,138 (1,826)	1,266 (109)	638 (25)	4,991 (1,270)	303 (13)
	May	7,677 (2,009)	1,340 (126)	640 (22)	5,460 (1,378)	304 (8)
	June	7,548 (2,373)	1,374 (135)	618 (35)	5,445 (1,672)	311 (16)
	July	7,592 (2,068)	1,370 (162)	621 (27)	5,496 (1,483)	309 (11)
	August	7,578 (1,701)	1,341 (113)	626 (27)	5,508 (1,207)	287 (13)
	September	7,446 (1,653)	1,250 (101)	611 (25)	5,345 (1,212)	277 (15)
	October	6,980 (1,367)	1,097 (91)	597 (18)	4,975 (999)	276 (6)
	November	6,337 (1,263)	953 (89)	575 (20)	4,550 (915)	273 (10)
	December	5,320 (831)	806 (50)	502 (12)	3,787 (609)	236 (7)
2016	January	6,008 (703)	872 (32)	530 (10)	4,223 (532)	263 (6)
	February	6,999 (983)	954 (51)	553 (21)	4,888 (728)	284 (14)
	March	7,676 (1,549)	1,062 (75)	557 (28)	5,319 (1,090)	304 (10)
	April	8,209 (1,713)	1,160 (111)	566 (28)	5,650 (1,228)	295 (15)
	May	8,331 (2,063)	1,125 (145)	591 (20)	5,821 (1,411)	318 (9)
	June	8,189 (2,032)	1,155 (152)	591 (21)	5,761 (1,420)	322 (12)
	July	8,155 (1,730)	1,173 (109)	580 (25)	5,732 (1,218)	314 (17)
	August	7,868 (1,700)	1,164 (112)	578 (27)	5,568 (1,198)	312 (17)
	September	7,741 (1,534)	1,137 (82)	569 (23)	5,574 (1,091)	313 (12)
	October	7,210 (1,462)	1,002 (97)	555 (24)	5,187 (1,065)	309 (12)
	November	6,742 (1,120)	936 (64)	553 (21)	4,899 (793)	317 (12)
	December	5,468 (810)	794 (49)	494 (16)	3,919 (615)	284 (11)
2017	January	5,824 (837)	784 (54)	521 (15)	4,169 (600)	294 (9)
	February	6,374 (1,185)	843 (50)	535 (22)	4,533 (867)	296 (19)
	March	7,120 (1,558)	905 (115)	565 (28)	5,046 (1,123)	306 (17)
	April	7,951 (1,578)	1,049 (81)	589 (22)	5,620 (1,126)	305 (20)
	May	8,813 (1,964)	1,188 (121)	588 (31)	6,260 (1,344)	300 (20)
	June	9,019 (1,994)	1,218 (137)	580 (24)	6,436 (1,416)	307 (10)
	July	9,184 (1,740)	1,250 (122)	575 (23)	6,605 (1,223)	304 (19)
	August	9,045 (1,636)	1,250 (113)	592 (10)	6,537 (1,153)	319 (7)
	September	8,744 (1,419)	1,196 (87)	573 (24)	6,366 (1,000)	320 (12)
	October	8,076 (1,420)	1,053 (95)	575 (19)	5,839 (1,033)	322 (11)
	November	7,361 (1,247)	962 (56)	601 (17)	5,321 (936)	341 (10)
	December	6,050 (962)	820 (51)	551 (17)	4,336 (697)	311 (14)
2018	January	6,488 (940)	849 (50)	574 (18)	4,598 (670)	334 (10)
	February	7,109 (1,108)	916 (50)	633 (22)	5,033 (770)	366 (16)
	March	8,344 (1,380)	1,045 (66)	672 (27)	5,846 (988)	386 (20)
	April	9,178 (1,657)	1,124 (91)	683 (26)	6,442 (1,129)	398 (16)
	May	10,291 (1,904)	1,369 (106)	715 (21)	7,294 (1,310)	422 (14)
	June	10,676 (1,801)	1,506 (120)	727 (19)	7,683 (1,255)	435 (8)
	July	10,522 (1,723)	1,528 (121)	721 (28)	7,604 (1,217)	432 (20)
	August	10,044 (1,679)	1,452 (124)	707 (27)	7,293 (1,153)	419 (21)
	September	9,431 (1,313)	1,308 (84)	682 (29)	6,824 (923)	406 (18)
	October	8,736 (1,234)	1,189 (91)	677 (33)	6,310 (853)	397 (23)
	November	8,083 (1,105)	1,054 (70)	686 (14)	5,825 (796)	403 (8)
	December	6,698 (769)	887 (35)	598 (24)	4,771 (566)	341 (15)
2019	January	7,084 (795)	909 (41)	654 (22)	5,010 (575)	378 (16)
	February	7,428 (978)	949 (44)	683 (18)	5,239 (712)	389 (10)
	March	8,289 (1,199)	1,080 (70)	728 (16)	5,809 (851)	421 (11)
	April	9,015 (1,684)	1,231 (82)	725 (29)	6,384 (1,153)	431 (19)

<sup>1</sup> Please refer to Appendix A for the full list of areas within the Edmonton CMA (Census Metropolitan Area).

<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.

April 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
<b>Single Family Detached</b>							
<b>Northwest</b>	Sales	32	43	28	101	116	124
	Average	437,336	416,940	461,571	421,368	433,934	442,978
	Median	430,500	380,000	419,750	386,700	380,000	393,950
<b>North Central</b>	Sales	140	144	140	416	455	432
	Average	353,264	378,054	392,840	358,206	377,648	387,926
	Median	353,500	372,500	370,500	353,000	368,000	369,500
<b>Northeast</b>	Sales	34	32	42	112	116	142
	Average	365,397	317,234	333,812	339,295	320,323	345,135
	Median	316,000	289,000	329,000	311,500	296,500	319,000
<b>Central</b>	Sales	19	25	29	80	71	90
	Average	218,692	345,100	332,225	235,746	331,072	274,027
	Median	210,000	298,000	280,000	217,600	298,000	246,500
<b>West</b>	Sales	83	67	80	185	216	251
	Average	479,638	515,062	523,633	504,817	524,475	513,316
	Median	400,000	411,000	447,250	412,000	436,750	440,000
<b>Southwest</b>	Sales	100	90	107	267	271	330
	Average	590,087	539,079	558,811	569,707	589,383	558,421
	Median	476,625	497,750	494,500	480,000	520,888	485,000
<b>Southeast</b>	Sales	131	142	133	352	411	408
	Average	383,611	401,411	397,462	396,289	395,587	395,972
	Median	370,000	375,000	375,500	370,500	370,000	372,750
<b>Anthony Henday</b>	Sales	158	126	102	411	386	371
	Average	458,234	494,206	504,614	468,160	508,202	504,272
	Median	417,694	458,572	452,750	430,000	455,000	455,500
<b>City of Edmonton Total</b>	Sales	697	669	661	1,924	2,042	2,148
	Average	432,572	438,631	450,216	429,232	447,890	445,972
	Median	393,000	402,000	407,000	390,000	400,000	402,750
<b>Condominiums</b>							
<b>Northwest</b>	Sales	11	12	13	28	32	33
	Average	308,020	190,036	261,945	236,430	243,190	268,442
	Median	303,000	176,200	270,000	216,250	246,250	244,900
<b>North Central</b>	Sales	56	49	58	167	164	184
	Average	193,984	217,782	210,968	195,765	202,333	214,122
	Median	181,500	202,000	211,000	185,000	193,250	207,000
<b>Northeast</b>	Sales	28	24	22	76	78	93
	Average	149,718	180,017	173,407	149,659	167,410	175,089
	Median	153,500	171,000	167,000	155,500	163,750	168,000
<b>Central</b>	Sales	54	76	72	157	191	217
	Average	279,906	296,193	293,799	247,862	276,468	285,119
	Median	248,250	265,500	307,000	232,500	254,000	279,750
<b>West</b>	Sales	28	28	30	93	117	103
	Average	173,518	208,557	230,560	183,419	204,651	217,118
	Median	181,500	197,500	207,750	180,000	194,000	202,500
<b>Southwest</b>	Sales	57	53	64	155	182	196
	Average	257,913	269,028	298,979	256,842	264,593	274,620
	Median	233,000	240,000	281,450	233,000	236,125	254,000
<b>Southeast</b>	Sales	44	42	37	135	163	141
	Average	184,432	221,243	263,466	196,279	220,472	234,246
	Median	181,500	225,400	255,000	195,000	215,000	222,500
<b>Anthony Henday</b>	Sales	47	45	45	156	164	177
	Average	230,007	265,973	263,477	225,984	257,177	254,415
	Median	224,000	260,000	252,900	224,500	246,500	239,000
<b>City of Edmonton Total</b>	Sales	325	329	341	967	1,091	1,144
	Average	221,672	246,632	258,845	215,327	235,602	245,332
	Median	202,000	226,000	242,500	200,000	215,000	225,000

n/a = insufficient data



## April 2019

	2019	2018	2017	2016	2015
<b>Edmonton City Monthly</b>					
New Listings	2,619	2,611	2,391	2,472	2,477
Sales	1,172	1,145	1,146	1,243	1,283
Sales Volume	421,093,849	423,864,414	441,256,618	469,175,810	485,338,686
<b>Edmonton City Year to Date</b>					
New Listings	8,566	9,061	8,347	8,695	8,527
Sales	3,347	3,619	3,781	3,623	3,781
Sales Volume	1,185,721,772	1,342,497,499	1,415,655,764	1,336,464,928	1,401,266,628
<b>Edmonton City Month End Active Inventory</b>					
Residential	6,384	6,442	5,620	5,650	4,991
Commercial	431	398	305	295	303
TOTAL	6,815	6,840	5,925	5,945	5,294
<hr/>					
<b>Edmonton CMA Monthly</b>					
New Listings	3,989	3,979	3,675	3,865	3,869
Sales	1,795	1,774	1,681	1,852	1,960
Sales Volume	671,228,142	672,743,091	661,149,281	722,490,058	766,151,244
<b>Edmonton CMA Year to Date</b>					
New Listings	13,029	13,787	12,532	13,385	13,231
Sales	4,978	5,435	5,545	5,304	5,696
Sales Volume	1,823,279,471	2,055,412,434	2,119,522,359	2,013,445,793	2,203,955,896
<b>Edmonton CMA Month End Active Inventory</b>					
Residential	9,015	9,178	7,951	8,209	7,138
Rural	1,231	1,124	1,049	1,160	1,266
Commercial	725	683	589	566	638
TOTAL	10,971	10,985	9,589	9,935	9,042
<hr/>					
<b>Total Board Monthly</b>					
New Listings	4,822	4,694	4,344	4,609	4,677
Sales	2,021	1,954	1,884	2,061	2,189
Sales Volume	734,270,784	725,123,898	718,803,531	777,975,118	828,890,547
<b>Total Board Year to Date</b>					
New Listings	15,298	16,098	14,796	15,631	15,699
Sales	5,606	6,049	6,243	5,886	6,370
Sales Volume	1,986,594,112	2,214,177,986	2,313,180,993	2,161,569,638	2,384,526,042

April 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
<b>Barrhead</b>	Sales	4	3	7	15	14	20
	Sales Volume	n/a	n/a	1,577,500	3,746,000	3,204,500	4,627,265
	Average Price	n/a	n/a	225,357	249,733	228,893	231,363
	Median Price	n/a	n/a	266,000	220,000	217,500	236,250
<b>Beaumont</b>	Sales	35	36	33	90	123	83
	Sales Volume	13,908,340	17,152,800	14,174,568	36,274,390	56,735,956	35,608,147
	Average Price	397,381	476,467	429,532	403,049	461,268	429,014
	Median Price	390,000	470,500	420,000	392,450	452,500	415,000
<b>Bonnyville</b>	Sales	6	3	4	19	25	22
	Sales Volume	1,001,000	n/a	n/a	3,641,000	6,310,733	6,462,100
	Average Price	166,833	n/a	n/a	191,632	252,429	293,732
	Median Price	139,750	n/a	n/a	186,000	230,000	316,500
<b>Cold Lake</b>	Sales	32	23	17	81	67	64
	Sales Volume	8,747,600	5,925,149	5,805,750	22,001,800	17,484,449	21,019,456
	Average Price	273,363	257,615	341,515	271,627	260,962	328,429
	Median Price	282,500	275,000	312,000	280,000	273,000	322,500
<b>Devon</b>	Sales	10	15	7	18	29	29
	Sales Volume	3,482,500	4,789,618	2,395,200	6,117,000	8,600,984	9,726,000
	Average Price	348,250	319,308	342,171	339,833	296,586	335,379
	Median Price	345,500	342,500	342,000	341,250	291,500	333,000
<b>Drayton Valley</b>	Sales	11	3	11	28	21	33
	Sales Volume	3,056,700	n/a	3,184,400	7,302,000	4,672,300	8,493,300
	Average Price	277,882	n/a	289,491	260,786	222,490	257,373
	Median Price	270,000	n/a	298,000	278,150	267,000	267,000
<b>Fort Saskatchewan</b>	SFD Sales	31	36	27	78	89	79
	SFD Average Price	393,194	398,222	430,280	393,406	413,404	416,909
	SFD Median Price	392,500	404,250	401,500	389,250	403,500	393,000
	Condo Sales	9	6	7	20	13	22
	Condo Average Price	249,333	224,103	235,000	233,570	220,954	257,136
	Condo Median Price	240,000	230,000	200,000	215,000	212,000	224,500
	Total Sales Volume	18,907,500	18,961,170	16,424,950	44,621,800	49,944,296	49,629,483
<b>Gibbons</b>	Sales	7	3	5	19	8	23
	Sales Volume	1,975,400	n/a	1,865,000	5,398,400	2,218,000	6,912,000
	Average Price	282,200	n/a	373,000	284,126	277,250	300,522
	Median Price	272,500	n/a	340,000	272,500	277,750	280,000
<b>Leduc</b>	SFD Sales	36	35	29	106	114	100
	SFD Average Price	369,875	375,534	379,714	374,917	361,017	377,746
	SFD Median Price	349,700	370,000	373,300	352,250	350,500	371,650
	Condo Sales	11	8	5	25	21	13
	Condo Average Price	257,500	239,375	249,330	216,628	222,303	235,196
	Condo Median Price	235,000	188,750	245,000	217,000	190,000	220,000
	Total Sales Volume	19,650,500	19,911,933	14,115,001	53,173,225	54,110,374	47,090,450

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.

April 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
<b>Morinville</b>	Sales	16	28	25	43	70	64
	Sales Volume	5,287,150	9,065,150	8,364,200	13,033,059	22,499,793	20,754,150
	Average Price	330,447	323,755	334,568	303,094	321,426	324,284
	Median Price	331,250	332,500	340,000	293,000	336,250	327,500
<b>Sherwood Park</b>	SFD Sales	97	78	79	216	216	238
	SFD Average Price	462,951	456,958	456,085	452,819	453,096	452,934
	SFD Median Price	426,000	430,000	426,000	419,950	426,500	430,450
	Condo Sales	20	17	22	64	68	62
	Condo Average Price	303,535	276,522	308,818	286,565	282,663	301,129
	Condo Median Price	286,900	283,000	307,500	278,750	280,500	292,500
	Total Sales Volume	54,008,425	43,481,571	44,808,724	122,464,870	126,364,301	135,124,872
<b>Spruce Grove</b>	SFD Sales	41	43	38	104	126	126
	SFD Average Price	379,818	398,863	392,174	378,994	391,533	385,674
	SFD Median Price	367,500	385,000	379,100	362,500	376,450	381,750
	Condo Sales	9	6	5	19	23	25
	Condo Average Price	231,944	215,917	218,460	236,105	208,865	229,561
	Condo Median Price	219,000	216,250	210,000	227,500	199,000	218,000
	Total Sales Volume	22,654,080	22,493,400	19,363,925	57,865,945	68,585,415	66,414,008
<b>St. Albert</b>	SFD Sales	68	77	62	197	229	193
	SFD Average Price	517,372	482,128	466,683	481,544	489,960	462,807
	SFD Median Price	480,000	456,500	425,750	450,000	455,000	427,500
	Condo Sales	22	21	23	62	76	77
	Condo Average Price	261,436	282,936	303,187	257,141	290,488	275,912
	Condo Median Price	251,000	252,500	261,000	240,250	259,500	261,000
	Total Sales Volume	42,832,435	44,427,492	37,380,066	118,101,196	137,864,975	115,557,016
<b>St. Paul</b>	Sales	13	8	8	31	28	35
	Sales Volume	2,865,842	2,041,900	1,847,500	7,037,442	6,772,700	9,334,400
	Average Price	220,449	255,238	230,938	227,014	241,882	266,697
	Median Price	211,000	256,250	241,500	230,000	252,000	255,000
<b>Stony Plain</b>	Sales	33	37	26	87	91	97
	Sales Volume	10,400,299	12,465,095	8,131,098	26,665,699	29,988,331	30,989,801
	Average Price	315,161	336,894	312,735	306,502	329,542	319,482
	Median Price	328,600	326,000	329,950	309,900	326,000	312,015
<b>Vegreville</b>	Sales	5	3	9	16	16	21
	Sales Volume	739,000	n/a	1,809,000	2,961,400	3,248,000	4,358,000
	Average Price	147,800	n/a	201,000	185,088	203,000	207,524
	Median Price	120,000	n/a	183,000	157,500	213,500	240,000
<b>Westlock</b>	Sales	5	6	7	18	23	23
	Sales Volume	1,189,500	1,264,500	1,351,750	4,033,150	4,779,700	4,467,250
	Average Price	237,900	210,750	193,107	224,064	207,813	194,228
	Median Price	215,500	202,500	245,000	211,750	200,000	234,000
<b>Wetaskiwin</b>	Sales	10	17	13	39	45	56
	Sales Volume	1,676,400	3,979,525	3,075,750	7,596,800	9,676,425	12,687,200
	Average Price	167,640	234,090	236,596	194,790	215,032	226,557
	Median Price	202,500	221,500	253,000	200,000	208,000	232,000

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.

April 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
<b>Rural<sup>1</sup> Sales by County</b>							
<b>Athabasca County</b>	Sales	3	4	3	11	9	9
	Sales Volume	n/a	n/a	n/a	2,801,500	1,947,400	2,259,476
<b>Bonnyville M.D.</b>	Sales	16	7	6	32	26	30
	Sales Volume	5,686,000	2,399,000	2,172,450	10,353,400	9,070,900	11,335,490
<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	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	11	17	13	40	43	48
	Sales Volume	5,070,500	7,720,475	6,802,000	19,979,300	19,166,988	23,548,200
<b>Parkland County</b>	Sales	34	38	31	87	96	129
	Sales Volume	15,561,389	18,085,819	17,181,850	39,051,639	43,043,116	63,167,149
<b>Smoky Lake County</b>	Sales	3	2	2	10	6	2
	Sales Volume	n/a	n/a	n/a	3,079,650	1,084,900	n/a
<b>St. Paul County</b>	Sales	8	12	4	23	20	24
	Sales Volume	2,329,700	2,220,500	n/a	5,026,700	3,279,400	4,791,200
<b>Strathcona County</b>	Sales	24	28	26	71	84	76
	Sales Volume	16,276,800	14,962,000	16,648,105	47,199,570	46,494,900	46,582,843
<b>Sturgeon County</b>	Sales	13	8	11	39	34	47
	Sales Volume	8,789,500	4,819,500	7,108,500	23,334,500	18,619,900	27,752,300
<b>Thorhild County</b>	Sales	2	2	3	5	5	13
	Sales Volume	n/a	n/a	n/a	1,368,000	1,229,000	3,389,500
<b>Two Hills County</b>	Sales	2	1	2	2	4	8
	Sales Volume	n/a	n/a	n/a	n/a	n/a	2,917,000
<b>Vermilion River County</b>	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

<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.

April 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
<b>Commercial<sup>1</sup> Sales by County</b>							
<b>Athabasca County</b>	Sales	0	0	1	0	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	2	0	0	4	2	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,668,660
<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	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	0	1	0	1	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Parkland County</b>	Sales	1	0	0	1	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Smoky Lake County</b>	Sales	1	1	1	1	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	0	1	1	3	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Strathcona County</b>	Sales	1	0	0	1	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Sturgeon County</b>	Sales	1	0	0	2	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Thorhild County</b>	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Two Hills County</b>	Sales	1	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Vermilion River County</b>	Sales	0	0	0	0	1	0
	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.