



Media Release

Unit sales and average prices up in February

Edmonton, March 4, 2019: When compared to January 2019, unit sales across all categories increased, with single family home sales increasing 23.31%, condo sales increasing 26.05% and duplex/rowhouse sales increasing 17.53%. Year over year sales are down in all major categories, with single family homes sales decreasing 2.73%, condo sales decreasing 6.62% and duplex/rowhouses sales decreasing 9.60%. Year to date sales for all residential categories were down 11.01% compared to February 2018.

Average unit prices rose from last month, but are down from February 2018. The average price of a single-family home was \$430,000, which was an increase of 6.36 % compared to January 2019 but down 2.73% compared to February 2018. The average price of a condo was \$222,267, an increase of 1.64% from January 2019 but a decrease of 6.62% year over year.

Duplex/townhouses saw a small decrease from January 2019, with the average price falling 0.24% to \$321,288, and a 9.60% drop relative to February 2018.

“February tends to see the start of an increase in unit sales in the real estate market following the sluggish winter months, and this year is no different,” says REALTORS® Association of Edmonton Chair Michael Brodrick.

“Inventory remains high and compared to last year the market is still lagging, but we are hopeful the traditional upward trend for spring holds true this year.”

Inventory has risen 4.89% higher compared to January 2019 and 4.31% over February 2018. However, listings continue to decrease, slipping 5.64% month over month and 8.55% year over year.

Days on market decreased for all home types compared to January 2019. Single family homes spent an average 70 days on market, condos averaged 76 days, and duplex/rowhouses averaged 80 days. Overall, the average days on market for all residential properties was 73, which was 11 days shorter than January 2019 and nine days longer over February 2018.

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MLS® System Activity (for all-residential sales in Edmonton CMA ¹)	February 2019	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$430,000	6.36%	-2.73%
SFD median ⁴ selling price – month	\$392,500	-0.11%	-1.32%
Condominium average selling price	\$222,267	1.64%	-6.62%
Condominium median selling price	\$215,500	4.16%	-1.54%
All-residential⁵ average selling price	\$354,598	4.68%	-5.47%
All-residential median selling price	\$335,000	0%	-4.29%
# residential listings this month	2,427	-5.64%	-8.55%
# residential sales this month	986	23.40%	-11.01%
# residential inventory at month end	7,422	4.89%	4.31%
# Total ⁶ MLS® System sales this month	1,175	18.93%	-9.89%
\$ Value Total residential sales this month	\$363,417,236	2.16%	-15.65%
\$ Value of total MLS® System sales – month	\$412,487,566	26.11%	-15.44%
\$ Value of total MLS® System sales - YTD	\$738,750,425	125.86%	-16.32%

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®.

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**5 Year Residential Activity
Edmonton CMA¹
February 2019**

	2019	2018	2017	2016	2015
Single Family Detached					
New Listings / YTD	1,432 / 2,825	1,481 / 2,813	1,364 / 2,530	1,662 / 3,034	1,529 / 2,899
Sales / YTD	582 / 1,053	674 / 1,225	719 / 1,225	606 / 1,000	645 / 1,094
Sales to New Listings Ratio / YTD	41% / 37%	46% / 44%	53% / 48%	36% / 33%	42% / 38%
Sales Volume	250,259,800	297,939,198	308,542,358	254,710,303	277,003,886
Sales Volume YTD	440,785,095	535,010,931	521,615,532	419,723,293	469,276,541
Average Sale Price	430,000	442,046	429,127	420,314	429,463
Average Sale Price YTD	418,599	436,744	425,809	419,723	428,955
Median Sale Price	392,500	397,750	395,000	402,850	400,000
Median Sale Price YTD	392,900	395,000	394,000	397,500	400,000
Average Days on Market / YTD	70 / 74	58 / 62	57 / 61	52 / 56	45 / 49
Median Days on Market / YTD	48 / 59	38 / 46	36 / 43	34 / 41	25 / 29
Condominium					
New Listings / YTD	682 / 1,437	855 / 1,751	905 / 1,727	907 / 1,705	761 / 1,497
Sales / YTD	271 / 485	304 / 568	319 / 547	268 / 512	303 / 526
Sales to New Listings Ratio / YTD	40% / 34%	36% / 32%	35% / 32%	30% / 30%	40% / 35%
Sales Volume	60,234,285	72,355,929	75,342,493	67,024,895	77,917,326
Sales Volume YTD	106,725,484	133,064,205	131,320,187	123,831,432	133,122,671
Average Sale Price	222,267	238,013	236,183	250,093	257,153
Average Sale Price YTD	220,053	234,268	240,073	241,858	253,085
Median Sale Price	215,500	218,875	225,000	224,000	242,500
Median Sale Price YTD	212,500	215,000	225,000	225,000	240,000
Average Days on Market / YTD	76 / 84	74 / 82	74 / 77	57 / 69	51 / 56
Median Days on Market / YTD	55 / 67	55 / 67	45 / 58	40 / 51	32 / 38
Duplex/Rowhouse					
New Listings / YTD	244 / 514	224 / 471	224 / 432	245 / 480	190 / 419
Sales / YTD	114 / 211	119 / 217	125 / 205	96 / 151	99 / 161
Sales to New Listings Ratio / YTD	47% / 41%	53% / 46%	56% / 47%	39% / 31%	52% / 38%
Sales Volume	36,626,842	42,294,934	43,276,504	33,587,768	34,010,694
Sales Volume YTD	67,865,866	76,420,030	71,792,028	51,633,619	57,653,298
Average Sale Price	321,288	355,420	346,212	349,873	343,542
Average Sale Price YTD	321,639	352,166	350,205	341,944	358,095
Median Sale Price	315,885	337,000	336,926	326,250	342,000
Median Sale Price YTD	315,000	332,800	336,926	327,000	344,900
Average Days on Market / YTD	80 / 85	62 / 66	80 / 76	70 / 70	37 / 45
Median Days on Market / YTD	53 / 69	42 / 50	62 / 61	61 / 62	28 / 28
Total Residential²					
New Listings / YTD	2,427 / 4,951	2,654 / 5,225	2,552 / 4,804	2,888 / 5,365	2,538 / 4,937
Sales / YTD	986 / 1,783	1,108 / 2,048	1,185 / 2,022	983 / 1,686	1,071 / 1,822
Sales to New Listings Ratio / YTD	41% / 36%	42% / 39%	46% / 42%	34% / 31%	42% / 37%
Sales Volume	349,634,036	415,629,961	431,675,555	357,682,966	391,973,505
Sales Volume YTD	619,485,754	755,273,866	733,358,147	598,730,844	665,620,609
Average Sale Price	354,598	375,117	364,283	363,869	365,988
Average Sale Price YTD	347,440	368,786	362,689	355,119	365,324
Median Sale Price	335,000	350,000	345,000	350,100	354,900
Median Sale Price YTD	335,000	343,750	345,000	345,000	350,000
Average Days on Market / YTD	73 / 78	64 / 69	64 / 67	56 / 62	48 / 52
Median Days on Market / YTD	50 / 62	42 / 52	41 / 50	38 / 47	28 / 32

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

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

**5 Year Rural Activity
Edmonton CMA¹
February 2019**

	2019	2018	2017	2016	2015
Acreeage with Home					
New Listings / YTD	128 / 268	150 / 280	149 / 259	161 / 304	187 / 325
Sales / YTD	34 / 66	35 / 72	34 / 77	36 / 60	43 / 85
Sales to New Listings Ratio / YTD	27% / 25%	23% / 26%	23% / 30%	22% / 20%	23% / 26%
Sales Volume	20,236,100	21,460,900	20,687,288	19,097,900	26,064,700
Sales Volume YTD	34,928,250	41,179,149	46,361,988	32,518,700	51,786,460
Average Sale Price	595,179	613,169	608,450	530,497	606,156
Average Sale Price YTD	529,216	571,933	602,104	541,978	609,252
Median Sale Price	507,500	615,000	570,000	507,500	564,000
Median Sale Price YTD	496,750	497,500	560,000	527,500	540,000
Average Days on Market / YTD	118 / 99	99 / 115	75 / 97	100 / 90	73 / 88
Median Days on Market / YTD	102 / 75	65 / 92	33 / 88	62 / 58	39 / 68
Vacant Acreeage and Recreational					
New Listings / YTD	44 / 87	53 / 97	33 / 59	50 / 92	71 / 142
Sales / YTD	9 / 18	14 / 27	16 / 27	13 / 21	13 / 21
Sales to New Listings Ratio / YTD	20% / 21%	26% / 28%	48% / 46%	26% / 23%	18% / 15%
Sales Volume	2,506,500	7,962,361	4,032,400	3,172,500	10,704,525
Sales Volume YTD	4,383,500	10,104,361	7,648,775	4,852,700	14,534,377
Average Sale Price	278,500	568,740	252,025	244,038	823,425
Average Sale Price YTD	243,528	374,236	283,288	231,081	692,113
Median Sale Price	266,500	313,500	207,500	235,000	495,000
Median Sale Price YTD	246,500	190,000	230,000	205,000	437,500
Average Days on Market / YTD	132 / 174	168 / 213	170 / 146	163 / 155	146 / 159
Median Days on Market / YTD	90 / 112	144 / 168	150 / 123	134 / 95	53 / 83
Recreational with Home					
New Listings / YTD	4 / 4	0 / 2	1 / 1	0 / 2	1 / 3
Sales / YTD	1 / 1	1 / 1	0 / 0	2 / 2	0 / 0
Sales to New Listings Ratio / YTD	25% / 25%	0% / 50%	0% / 0%	0% / 100%	0% / 0%
Sales Volume	159,000	885,000	0	679,000	0
Sales Volume YTD	159,000	885,000	0	679,000	0
Average Sale Price	159,000	885,000	0	339,500	0
Average Sale Price YTD	159,000	885,000	0	339,500	0
Median Sale Price	159,000	885,000	0	339,500	0
Median Sale Price YTD	159,000	885,000	0	339,500	0
Average Days on Market / YTD	5 / 5	138 / 138	0 / 0	146 / 146	0 / 0
Median Days on Market / YTD	5 / 5	138 / 138	0 / 0	146 / 146	0 / 0
Total Rural²					
New Listings / YTD	176 / 359	203 / 379	183 / 319	211 / 398	259 / 470
Sales / YTD	44 / 85	50 / 100	50 / 104	51 / 83	56 / 106
Sales to New Listings Ratio / YTD	25% / 24%	25% / 26%	27% / 33%	24% / 21%	22% / 23%
Sales Volume	22,901,600	30,308,261	24,719,688	22,949,400	36,769,225
Sales Volume YTD	39,470,750	52,168,510	54,010,763	38,050,400	66,320,837
Average Sale Price	520,491	606,165	494,394	449,988	656,593
Average Sale Price YTD	464,362	521,685	519,334	458,439	625,668
Median Sale Price	472,600	511,500	464,000	430,000	557,750
Median Sale Price YTD	417,500	448,500	510,000	447,500	532,500
Average Days on Market / YTD	118 / 114	119 / 142	106 / 110	118 / 108	90 / 102
Median Days on Market / YTD	98 / 75	85 / 104	91 / 91	73 / 66	45 / 68

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

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.

5 Year Commercial Activity (Part 1)

Edmonton CMA¹

February 2019

	2019	2018	2017	2016	2015
Land					
New Listings / YTD	12 / 36	12 / 24	11 / 22	14 / 23	12 / 22
Sales / YTD	3 / 7	1 / 2	0 / 3	5 / 5	0 / 0
Sales to New Listings Ratio / YTD	25% / 19%	8% / 8%	0% / 14%	36% / 22%	0% / 0%
Sales Volume	1,484,500	145,000	0	2,777,000	0
Sales Volume YTD	4,837,299	1,235,000	1,500,000	2,777,000	0
Average Sale Price	494,833	145,000	0	555,400	0
Average Sale Price YTD	691,043	617,500	500,000	555,400	0
Median Sale Price	490,000	145,000	0	550,000	0
Median Sale Price YTD	599,283	617,500	375,000	550,000	0
Average Days on Market / YTD	145 / 435	47 / 362	0 / 108	257 / 257	0 / 0
Median Days on Market / YTD	143 / 188	47 / 362	0 / 138	216 / 216	0 / 0
Investment					
New Listings / YTD	27 / 47	38 / 67	22 / 46	25 / 51	23 / 46
Sales / YTD	9 / 13	5 / 10	9 / 14	5 / 7	4 / 7
Sales to New Listings Ratio / YTD	33% / 28%	13% / 15%	41% / 30%	20% / 14%	17% / 15%
Sales Volume	6,802,050	5,353,867	4,928,050	5,540,000	1,675,000
Sales Volume YTD	10,377,050	7,502,367	10,901,350	6,230,000	6,600,000
Average Sale Price	755,783	1,070,773	547,561	1,108,000	418,750
Average Sale Price YTD	798,235	750,237	778,668	890,000	942,857
Median Sale Price	620,000	675,867	332,500	900,000	402,500
Median Sale Price YTD	680,000	513,750	456,000	450,000	495,000
Average Days on Market / YTD	182 / 176	202 / 184	105 / 135	168 / 190	71 / 87
Median Days on Market / YTD	153 / 153	55 / 129	64 / 129	158 / 164	77 / 55
Multi Family					
New Listings / YTD	7 / 19	9 / 14	7 / 10	6 / 7	11 / 16
Sales / YTD	0 / 3	1 / 1	3 / 3	1 / 1	0 / 0
Sales to New Listings Ratio / YTD	0% / 16%	11% / 7%	43% / 30%	17% / 14%	0% / 0%
Sales Volume	0	590,000	2,205,500	1,163,000	0
Sales Volume YTD	2,900,000	590,000	2,205,500	1,163,000	0
Average Sale Price	0	590,000	735,167	1,163,000	0
Average Sale Price YTD	966,667	590,000	735,167	1,163,000	0
Median Sale Price	0	590,000	782,000	1,163,000	0
Median Sale Price YTD	690,000	590,000	782,000	1,163,000	0
Average Days on Market / YTD	0 / 128	132 / 132	112 / 112	65 / 65	0 / 0
Median Days on Market / YTD	0 / 135	132 / 132	145 / 145	65 / 65	0 / 0
Hotel/Motel					
New Listings / YTD	0 / 0	0 / 1	0 / 0	0 / 0	0 / 0
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

¹ 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 CMA¹

February 2019

	2019	2018	2017	2016	2015
Business					
New Listings / YTD	25 / 50	26 / 53	21 / 43	16 / 40	16 / 58
Sales / YTD	2 / 6	7 / 12	3 / 4	4 / 7	2 / 3
Sales to New Listings Ratio / YTD	8% / 12%	27% / 23%	14% / 9%	25% / 18%	13% / 5%
Sales Volume	195,000	1,886,000	323,990	950,000	477,000
Sales Volume YTD	498,900	2,722,500	423,990	1,355,000	542,000
Average Sale Price	97,500	269,429	107,997	237,500	238,500
Average Sale Price YTD	83,150	226,875	105,998	193,571	180,667
Median Sale Price	97,500	95,000	50,000	250,000	238,500
Median Sale Price YTD	78,000	98,500	75,000	155,000	210,000
Average Days on Market / YTD	387 / 251	141 / 109	191 / 161	155 / 177	66 / 72
Median Days on Market / YTD	387 / 232	85 / 76	167 / 140	171 / 175	66 / 81
Lease					
New Listings / YTD	34 / 61	31 / 47	15 / 38	29 / 58	18 / 44
Sales / YTD	6 / 13	8 / 15	7 / 12	6 / 11	8 / 13
Sales to New Listings Ratio / YTD	18% / 21%	26% / 32%	47% / 32%	21% / 19%	44% / 30%
Sales Volume	403,281	829,390	1,028,563	382,300	842,015
Sales Volume YTD	687,373	1,511,422	2,466,743	1,139,146	1,756,205
Average Sale Price	67,214	103,674	146,938	63,717	105,252
Average Sale Price YTD	52,875	100,761	205,562	103,559	135,093
Median Sale Price	50,195	81,250	75,000	46,800	89,033
Median Sale Price YTD	34,200	57,600	82,860	60,000	126,090
Average Days on Market / YTD	198 / 147	140 / 162	108 / 147	66 / 65	125 / 101
Median Days on Market / YTD	102 / 101	112 / 127	106 / 151	59 / 68	101 / 80
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	16 / 35
Sales / YTD	0 / 0	0 / 0	0 / 1	0 / 0	4 / 7
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	25% / 20%
Sales Volume	0	0	0	0	7,008,250
Sales Volume YTD	0	0	700,000	0	9,238,250
Average Sale Price	0	0	0	0	1,752,063
Average Sale Price YTD	0	0	700,000	0	1,319,750
Median Sale Price	0	0	0	0	601,625
Median Sale Price YTD	0	0	700,000	0	655,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 523	0 / 0	147 / 137
Median Days on Market / YTD	0 / 0	0 / 0	0 / 523	0 / 0	26 / 31
Total Commercial²					
New Listings / YTD	105 / 213	116 / 206	75 / 158	89 / 178	96 / 221
Sales / YTD	20 / 42	22 / 40	22 / 37	21 / 31	18 / 30
Sales to New Listings Ratio / YTD	19% / 20%	19% / 19%	29% / 23%	24% / 17%	19% / 14%
Sales Volume	8,884,831	8,804,257	8,486,103	10,812,300	10,002,265
Sales Volume YTD	19,300,622	13,561,289	18,197,583	12,664,146	18,136,455
Average Sale Price	444,242	400,194	385,732	514,871	555,681
Average Sale Price YTD	459,539	339,032	491,827	408,521	604,549
Median Sale Price	256,000	157,310	303,513	330,000	247,057
Median Sale Price YTD	218,196	174,400	332,500	200,000	309,500
Average Days on Market / YTD	202 / 217	150 / 161	118 / 148	153 / 149	111 / 103
Median Days on Market / YTD	148 / 139	106 / 112	119 / 138	145 / 130	71 / 71

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

² 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 CMA¹ and City of Edmonton

February 2019

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2015	January	4,311 (751)	864 (50)	581 (12)	3,121 (524)	275 (6)
	February	5,279 (1,071)	1,010 (56)	615 (18)	3,787 (771)	291 (5)
	March	6,279 (1,667)	1,138 (85)	640 (26)	4,417 (1,180)	296 (12)
	April	7,141 (1,826)	1,266 (109)	638 (25)	4,993 (1,270)	303 (13)
	May	7,680 (2,009)	1,340 (126)	640 (22)	5,462 (1,378)	304 (8)
	June	7,552 (2,373)	1,374 (135)	618 (35)	5,447 (1,672)	311 (16)
	July	7,595 (2,068)	1,370 (162)	621 (27)	5,498 (1,483)	309 (11)
	August	7,583 (1,701)	1,341 (113)	626 (27)	5,512 (1,207)	287 (13)
	September	7,450 (1,653)	1,250 (101)	611 (25)	5,349 (1,212)	277 (15)
	October	6,983 (1,367)	1,097 (91)	597 (18)	4,978 (999)	276 (6)
	November	6,339 (1,263)	953 (89)	575 (20)	4,552 (915)	273 (10)
	December	5,322 (831)	806 (50)	502 (12)	3,789 (609)	236 (7)
2016	January	6,011 (703)	872 (32)	531 (10)	4,226 (532)	263 (6)
	February	7,003 (983)	954 (51)	554 (21)	4,891 (728)	284 (14)
	March	7,681 (1,549)	1,063 (75)	558 (28)	5,323 (1,090)	304 (10)
	April	8,212 (1,713)	1,161 (111)	567 (28)	5,653 (1,228)	295 (15)
	May	8,337 (2,063)	1,126 (145)	592 (20)	5,826 (1,411)	318 (9)
	June	8,197 (2,032)	1,156 (152)	591 (21)	5,768 (1,420)	322 (12)
	July	8,163 (1,730)	1,174 (109)	580 (25)	5,739 (1,218)	314 (17)
	August	7,875 (1,700)	1,164 (112)	578 (27)	5,575 (1,198)	312 (17)
	September	7,749 (1,534)	1,137 (82)	569 (23)	5,582 (1,091)	313 (12)
	October	7,217 (1,462)	1,002 (97)	555 (24)	5,194 (1,065)	309 (12)
	November	6,749 (1,120)	936 (64)	553 (21)	4,906 (793)	317 (12)
	December	5,475 (810)	794 (49)	494 (16)	3,926 (615)	284 (11)
2017	January	5,829 (837)	785 (54)	521 (15)	4,174 (600)	294 (9)
	February	6,378 (1,185)	844 (50)	535 (22)	4,537 (867)	296 (19)
	March	7,122 (1,558)	906 (115)	565 (28)	5,048 (1,123)	306 (17)
	April	7,953 (1,578)	1,051 (81)	589 (22)	5,621 (1,126)	305 (20)
	May	8,816 (1,964)	1,190 (121)	588 (31)	6,262 (1,344)	300 (20)
	June	9,024 (1,994)	1,220 (137)	581 (24)	6,440 (1,416)	308 (10)
	July	9,189 (1,740)	1,251 (122)	576 (23)	6,609 (1,223)	305 (19)
	August	9,048 (1,636)	1,251 (113)	593 (10)	6,540 (1,153)	320 (7)
	September	8,746 (1,419)	1,197 (87)	574 (24)	6,368 (1,000)	321 (12)
	October	8,080 (1,420)	1,053 (95)	576 (19)	5,843 (1,033)	323 (11)
	November	7,365 (1,247)	962 (56)	602 (17)	5,325 (936)	342 (10)
	December	6,053 (962)	821 (51)	552 (17)	4,339 (697)	312 (14)
2018	January	6,491 (940)	850 (50)	575 (18)	4,601 (670)	335 (10)
	February	7,115 (1,108)	917 (50)	635 (22)	5,038 (770)	368 (16)
	March	8,349 (1,380)	1,046 (66)	674 (27)	5,850 (988)	388 (20)
	April	9,182 (1,657)	1,124 (91)	685 (26)	6,445 (1,129)	400 (16)
	May	10,294 (1,904)	1,369 (106)	717 (21)	7,296 (1,310)	424 (14)
	June	10,680 (1,801)	1,506 (120)	729 (19)	7,687 (1,255)	437 (8)
	July	10,525 (1,723)	1,528 (121)	723 (28)	7,607 (1,217)	434 (20)
	August	10,047 (1,679)	1,452 (124)	709 (27)	7,297 (1,153)	421 (21)
	September	9,430 (1,313)	1,308 (84)	683 (29)	6,824 (923)	407 (18)
	October	8,734 (1,234)	1,188 (91)	678 (33)	6,309 (853)	398 (23)
	November	8,083 (1,105)	1,051 (70)	687 (14)	5,825 (796)	404 (8)
	December	6,693 (769)	884 (35)	598 (24)	4,767 (566)	341 (15)
2019	January	7,076 (797)	905 (41)	654 (22)	5,005 (576)	379 (16)
	February	7,422 (986)	941 (44)	679 (20)	5,229 (718)	386 (12)

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

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.

February 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Single Family Detached							
Northwest	Sales	24	26	30	36	44	48
	Average	446,260	462,842	418,863	427,410	445,293	413,508
	Median	376,500	387,250	374,500	371,500	379,250	379,000
North Central	Sales	79	95	97	161	180	163
	Average	361,204	372,621	390,231	357,337	374,196	383,250
	Median	355,000	375,000	375,000	355,000	369,950	365,000
Northeast	Sales	28	28	35	52	52	58
	Average	332,946	308,634	315,034	347,829	301,916	334,432
	Median	313,500	289,000	300,000	330,450	285,000	312,500
Central	Sales	24	16	27	38	30	40
	Average	275,797	280,719	223,483	237,661	271,127	241,851
	Median	226,200	246,500	225,000	186,625	242,750	238,450
West	Sales	43	47	45	66	81	88
	Average	515,153	497,801	500,039	501,749	475,367	507,169
	Median	410,000	441,000	415,000	414,500	430,000	404,000
Southwest	Sales	56	70	68	90	109	123
	Average	577,513	622,160	550,995	544,615	620,220	540,101
	Median	491,500	558,000	498,500	470,500	550,000	475,000
Southeast	Sales	77	82	87	139	157	155
	Average	408,332	384,707	379,775	406,363	396,951	385,937
	Median	374,250	366,800	358,000	374,000	368,600	365,000
Anthony Henday	Sales	80	79	102	151	150	156
	Average	487,802	521,248	521,605	479,219	536,253	513,154
	Median	452,500	439,300	462,535	445,000	456,750	457,750
City of Edmonton Total	Sales	411	443	491	733	803	831
	Average	438,309	452,006	435,218	424,302	447,883	436,011
	Median	394,000	400,000	397,000	393,000	395,000	397,000
Condominiums							
Northwest	Sales	5	9	8	11	14	10
	Average	167,880	302,556	228,813	188,400	299,250	235,900
	Median	140,000	295,000	217,500	156,000	292,500	229,750
North Central	Sales	38	34	44	66	73	71
	Average	201,769	196,721	234,809	202,121	187,885	225,101
	Median	184,000	200,750	222,625	200,500	183,000	212,500
Northeast	Sales	17	20	23	28	32	42
	Average	135,012	157,475	179,761	143,432	158,263	177,667
	Median	152,000	162,500	162,500	153,450	156,250	167,000
Central	Sales	39	29	48	68	64	84
	Average	253,028	308,405	252,004	251,715	281,900	268,973
	Median	242,500	276,000	250,000	242,250	243,750	258,000
West	Sales	18	29	19	35	54	39
	Average	198,222	235,297	218,794	202,791	208,485	214,602
	Median	198,000	220,000	204,000	195,000	194,500	202,500
Southwest	Sales	36	41	50	60	83	78
	Average	269,903	253,248	254,960	252,188	260,087	269,233
	Median	238,750	218,000	231,500	235,000	237,250	253,500
Southeast	Sales	28	45	35	58	75	56
	Average	195,587	219,905	227,287	187,909	210,442	222,038
	Median	202,250	210,000	225,000	187,000	202,000	221,150
Anthony Henday	Sales	38	36	42	74	73	73
	Average	225,261	240,799	242,265	225,926	246,111	242,571
	Median	234,000	227,500	227,394	229,500	228,000	227,900
City of Edmonton Total	Sales	219	243	269	400	468	453
	Average	219,136	235,704	235,792	215,978	229,927	238,208
	Median	210,000	214,000	225,000	205,000	209,575	223,049

n/a = insufficient data

February 2019

	2019	2018	2017	2016	2015
Edmonton City Monthly					
New Listings	1,824	1,944	1,884	2,110	1,860
Sales	730	786	886	742	776
Sales Volume	262,202,535	294,685,361	319,968,528	271,349,252	280,493,630
Edmonton City Year to Date					
New Listings	3,682	3,847	3,557	3,917	3,688
Sales	1,322	1,466	1,495	1,280	1,306
Sales Volume	462,698,922	538,884,435	543,597,890	451,382,729	473,002,856
Edmonton City Month End Active Inventory					
Residential	5,229	5,038	4,537	4,891	3,787
Commercial	386	368	296	284	291
TOTAL	5,615	5,406	4,833	5,175	4,078
<hr/>					
Edmonton CMA Monthly					
New Listings	2,708	2,973	2,810	3,188	2,893
Sales	1,050	1,180	1,257	1,055	1,145
Sales Volume	381,420,467	454,742,479	464,881,346	391,444,666	438,744,995
Edmonton CMA Year to Date					
New Listings	5,523	5,810	5,281	5,941	5,628
Sales	1,910	2,188	2,163	1,800	1,958
Sales Volume	678,257,126	821,003,665	805,566,493	649,445,390	750,077,901
Edmonton CMA Month End Active Inventory					
Residential	7,422	7,115	6,378	7,003	5,279
Rural	941	917	844	954	1,010
Commercial	679	635	535	554	615
TOTAL	9,042	8,667	7,757	8,511	6,904
<hr/>					
Total Board Monthly					
New Listings	3,078	3,447	3,271	3,644	3,335
Sales	1,175	1,304	1,408	1,164	1,280
Sales Volume	412,487,566	487,779,899	501,948,366	416,520,825	473,917,392
Total Board Year to Date					
New Listings	6,361	6,733	6,135	6,830	6,586
Sales	2,161	2,445	2,430	2,004	2,218
Sales Volume	738,750,425	882,779,260	872,722,595	698,832,101	816,947,017

February 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Barrhead	Sales	0	2	4	4	5	7
	Sales Volume	n/a	n/a	n/a	n/a	1,272,000	1,739,500
	Average Price	n/a	n/a	n/a	n/a	254,400	248,500
	Median Price	n/a	n/a	n/a	n/a	265,000	245,000
Beaumont	Sales	22	32	14	35	51	24
	Sales Volume	8,763,750	15,249,380	5,691,329	14,344,000	23,842,180	9,448,329
	Average Price	398,352	476,543	406,524	409,829	467,494	393,680
	Median Price	381,500	477,500	387,000	407,000	462,500	382,000
Bonnyville	Sales	4	6	4	9	13	12
	Sales Volume	n/a	2,014,000	n/a	1,416,000	3,462,000	4,150,200
	Average Price	n/a	335,667	n/a	157,333	266,308	345,850
	Median Price	n/a	367,500	n/a	170,000	214,000	338,850
Cold Lake	Sales	12	9	14	31	22	29
	Sales Volume	2,677,200	2,834,900	4,359,400	8,168,200	5,738,400	9,273,306
	Average Price	223,100	314,989	311,386	263,490	260,836	319,769
	Median Price	203,750	315,000	303,500	255,000	250,000	332,500
Devon	Sales	1	4	6	3	11	10
	Sales Volume	n/a	n/a	2,092,800	n/a	3,061,366	3,550,800
	Average Price	n/a	n/a	348,800	n/a	278,306	355,080
	Median Price	n/a	n/a	321,000	n/a	263,000	341,500
Drayton Valley	Sales	8	3	9	12	11	13
	Sales Volume	2,116,000	n/a	2,104,900	3,325,300	2,538,900	2,882,900
	Average Price	264,500	n/a	233,878	277,108	230,809	221,762
	Median Price	288,000	n/a	237,000	282,150	287,000	224,000
Fort Saskatchewan	SFD Sales	13	24	18	23	35	35
	SFD Average Price	384,923	460,008	398,331	392,587	444,206	391,156
	SFD Median Price	389,000	433,750	383,375	389,000	412,500	383,000
	Condo Sales	2	2	3	5	3	10
	Condo Average Price	n/a	n/a	n/a	177,100	n/a	240,200
	Condo Median Price	n/a	n/a	n/a	150,000	n/a	217,500
Total Sales Volume	7,203,000	15,115,976	9,857,813	12,828,300	21,983,376	19,486,213	
Gibbons	Sales	5	3	5	9	4	10
	Sales Volume	1,675,000	n/a	1,510,000	2,607,000	n/a	2,748,500
	Average Price	335,000	n/a	302,000	289,667	n/a	274,850
	Median Price	390,000	n/a	300,000	241,000	n/a	250,750
Leduc	SFD Sales	24	27	27	44	47	46
	SFD Average Price	351,581	347,270	379,306	365,980	352,006	373,968
	SFD Median Price	335,875	335,000	370,000	350,750	337,500	372,500
	Condo Sales	7	4	3	9	7	4
	Condo Average Price	191,500	n/a	n/a	173,056	182,171	n/a
	Condo Median Price	162,500	n/a	n/a	150,000	181,500	n/a
Total Sales Volume	10,316,600	10,243,488	11,167,149	20,045,750	19,506,000	21,356,199	

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.

February 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Morinville	Sales	8	12	10	18	21	19
	Sales Volume	2,305,409	3,532,999	3,383,800	5,196,409	6,676,999	6,026,550
	Average Price	288,176	294,417	338,380	288,689	317,952	317,187
	Median Price	307,500	311,000	342,000	280,000	350,000	302,000
Sherwood Park	SFD Sales	36	40	54	76	76	101
	SFD Average Price	455,144	440,298	464,020	444,689	441,201	451,115
	SFD Median Price	416,750	427,875	445,000	415,000	423,500	431,000
	Condo Sales	17	18	14	30	29	20
	Condo Average Price	260,424	256,781	297,668	267,762	269,398	288,338
	Condo Median Price	249,900	251,200	290,000	251,500	271,900	290,000
	Total Sales Volume	22,291,200	24,347,150	29,995,456	44,060,500	45,322,529	53,335,316
Spruce Grove	SFD Sales	20	26	23	33	48	35
	SFD Average Price	367,877	393,538	385,426	373,631	383,188	379,049
	SFD Median Price	349,000	359,000	377,500	350,750	345,891	375,000
	Condo Sales	2	9	7	5	13	11
	Condo Average Price	n/a	197,100	223,879	256,700	199,915	257,918
	Condo Median Price	n/a	212,500	230,000	240,000	199,000	237,000
Total Sales Volume	10,879,098	16,768,772	14,399,854	19,546,098	28,295,615	21,056,204	
St. Albert	SFD Sales	37	50	50	63	95	74
	SFD Average Price	476,052	480,249	470,444	465,862	487,538	468,302
	SFD Median Price	416,250	442,700	451,000	416,250	449,000	433,750
	Condo Sales	18	21	13	27	34	31
	Condo Average Price	237,425	276,862	245,377	246,820	288,594	261,881
	Condo Median Price	221,000	248,000	235,000	230,000	253,250	255,000
Total Sales Volume	22,881,576	30,819,537	28,645,923	38,056,966	57,121,302	44,706,423	
St. Paul	Sales	6	6	7	10	11	15
	Sales Volume	1,507,500	1,585,300	1,906,900	2,444,600	2,694,300	4,074,900
	Average Price	251,250	264,217	272,414	244,460	244,936	271,660
	Median Price	270,500	277,750	212,000	271,000	270,000	240,000
Stony Plain	Sales	17	13	29	33	34	44
	Sales Volume	4,972,500	5,023,900	8,706,456	10,214,900	10,990,436	13,918,856
	Average Price	292,500	386,454	300,223	309,542	323,248	316,338
	Median Price	270,000	408,000	302,500	309,900	323,750	310,508
Vegreville	Sales	4	2	2	10	4	3
	Sales Volume	n/a	n/a	n/a	1,912,400	n/a	n/a
	Average Price	n/a	n/a	n/a	191,240	n/a	n/a
	Median Price	n/a	n/a	n/a	175,000	n/a	n/a
Westlock	Sales	5	5	0	7	10	5
	Sales Volume	984,000	790,000	n/a	1,411,500	1,885,500	823,500
	Average Price	196,800	158,000	n/a	201,643	188,550	164,700
	Median Price	205,000	167,000	n/a	207,500	166,000	196,000
Wetaskiwin	Sales	13	11	13	23	20	21
	Sales Volume	2,111,000	2,041,400	2,625,400	4,417,400	3,861,900	4,145,550
	Average Price	162,385	185,582	201,954	192,061	193,095	197,407
	Median Price	162,000	180,000	214,500	189,500	188,000	213,250

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.

February 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Rural¹ Sales by County							
Athabasca County	Sales	2	1	1	5	3	3
	Sales Volume	n/a	n/a	n/a	1,452,000	n/a	n/a
Bonnyville M.D.	Sales	7	9	10	12	13	17
	Sales Volume	2,065,400	3,001,400	3,085,840	3,688,400	4,573,900	6,310,340
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	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	6	9	9	13	16	16
	Sales Volume	2,868,500	5,589,113	3,426,500	5,598,400	8,061,113	7,003,875
Parkland County	Sales	17	20	20	35	35	47
	Sales Volume	9,551,000	9,719,148	9,318,288	15,658,750	15,766,897	21,951,650
Smoky Lake County	Sales	1	2	0	2	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	7	5	10	13	8	10
	Sales Volume	1,438,500	744,900	2,341,000	2,309,000	1,058,900	2,341,000
Strathcona County	Sales	10	13	13	20	32	24
	Sales Volume	5,283,100	8,453,500	7,059,900	10,195,600	18,517,500	13,493,738
Sturgeon County	Sales	11	8	8	17	17	17
	Sales Volume	5,199,000	6,546,500	4,915,000	8,018,000	9,823,000	11,561,500
Thorhild County	Sales	1	1	3	2	1	7
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,877,000
Two Hills County	Sales	0	1	1	0	3	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

¹ 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.

February 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	1	1	0	2	3
	Sales Volume	n/a	n/a	n/a	n/a	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	1	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	1	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	0	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	0	0	0	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	1	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	0	1	0	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	1	0	0	1	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	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.