

Media Release

Year over year residential unit sales and average prices decrease

Edmonton, January 4, 2019: Total residential unit sales in the Edmonton Census Metropolitan Area (CMA) real estate market decreased 15.00% relative to January 2018. Single family home sales decreased 14.34%, condominiums decreased 18.56% and duplex/rowhouse sales decreased 1.02%. When compared to the previous month, residential unit sales increased, as is typical for this time of year. Single family home sales increased 1.51%, condominiums sales increased 22.16% and duplex/rowhouse sales increased 32.88%. Overall, residential unit sales increased 9.75% compared to December 2018.

Average prices declined in January. The average selling price of a single family home was \$404,275, a decrease of 6.04% compared to January 2018 and a decrease of 5.52% compared to December 2018. Condominium average prices decreased 4.90% year over year and increased 6.18% month over month. Duplex/rowhouse average prices decreased 7.51% relative to January 2018 and decreased 6.85% relative to December 2018.

“The real estate market is still experiencing the consequences of high inventory and slow sales,” says REALTORS® Association of Edmonton Chair Michael Brodrick. “Buyers are benefiting from more choice but may be struggling with the mortgage qualification rules, while sellers will need to continue to be patient and flexible in this market.”

Listings for January were almost identical to January 2018, increasing by 0.08%. Inventory remained higher than average, with an increase of 6.10% relative to December 2018 and an increase of 9.31% compared to January 2018.

Average days on market are reflective of a sluggish winter market, with the residential average increasing to 84, up from 72 days in December 2018. Single family homes sold on average in 79 days, an increase of 10 days from December 2018. Condominiums increased to 93 days on market and duplex/rowhouses increased to 90, both categories up from 78 average days on market in the previous month.

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MLS® System Activity <small>(for all-residential sales in Edmonton CMA¹)</small>	January 2019	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$404,275	-5.52%	-6.04%
SFD median ⁴ selling price – month	\$392,950	2.46%	0.76%
Condominium average selling price	\$218,680	6.18%	-4.90%
Condominium median selling price	\$206,900	1.67%	-0.77%
All-residential ⁵ average selling price	\$338,760	-6.08%	-6.24%
All-residential median selling price	\$335,000	0.16%	0.00%
# residential listings this month	2,572	119.08%	0.08%
# residential sales this month	799	9.75%	-15.00%
# residential inventory at month end	7,092	10.92%	41.47%
# Total ⁶ MLS® System sales this month	988	6.35%	-14.61%
\$ Value Total residential sales this month	355,739,274	0.00%	0.66%
\$ Value of total MLS® System sales – month	327,080,359	12.85%	-17.19%
\$ Value of total MLS® System sales - YTD	327,080,359	-95.64%	-17.19%

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

³ 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 CMA¹
January 2019**

	2019	2018	2017	2016	2015
Single Family Detached					
New Listings / YTD	1,422 / 1,422	1,332 / 1,332	1,165 / 1,165	1,371 / 1,371	1,370 / 1,370
Sales / YTD	472 / 472	551 / 551	506 / 506	394 / 394	449 / 449
Sales to New Listings Ratio / YTD	33% / 33%	41% / 41%	43% / 43%	29% / 29%	33% / 33%
Sales Volume	190,817,795	237,071,733	213,073,174	165,012,990	192,272,655
Sales Volume YTD	190,817,795	237,071,733	213,073,174	165,012,990	192,272,655
Average Sale Price	404,275	430,257	421,093	418,815	428,224
Average Sale Price YTD	404,275	430,257	421,093	418,815	428,224
Median Sale Price	392,950	390,000	390,000	390,000	400,000
Median Sale Price YTD	392,950	390,000	390,000	390,000	400,000
Average Days on Market / YTD	79 / 79	67 / 67	67 / 67	62 / 62	54 / 54
Median Days on Market / YTD	67 / 67	56 / 56	57 / 57	50 / 50	39 / 39
Condominium					
New Listings / YTD	767 / 767	895 / 895	822 / 822	798 / 798	736 / 736
Sales / YTD	215 / 215	264 / 264	228 / 228	244 / 244	223 / 223
Sales to New Listings Ratio / YTD	28% / 28%	29% / 29%	28% / 28%	31% / 31%	30% / 30%
Sales Volume	47,016,199	60,708,276	55,977,694	56,806,537	55,205,345
Sales Volume YTD	47,016,199	60,708,276	55,977,694	56,806,537	55,205,345
Average Sale Price	218,680	229,956	245,516	232,814	247,558
Average Sale Price YTD	218,680	229,956	245,516	232,814	247,558
Median Sale Price	206,900	208,500	226,500	225,000	235,000
Median Sale Price YTD	206,900	208,500	226,500	225,000	235,000
Average Days on Market / YTD	93 / 93	91 / 91	81 / 81	82 / 82	63 / 63
Median Days on Market / YTD	77 / 77	78 / 78	71 / 71	66 / 66	52 / 52
Duplex/Rowhouse					
New Listings / YTD	276 / 276	247 / 247	208 / 208	235 / 235	229 / 229
Sales / YTD	97 / 97	98 / 98	80 / 80	55 / 55	62 / 62
Sales to New Listings Ratio / YTD	35% / 35%	40% / 40%	38% / 38%	23% / 23%	27% / 27%
Sales Volume	31,239,024	34,125,096	28,515,524	18,045,851	23,642,604
Sales Volume YTD	31,239,024	34,125,096	28,515,524	18,045,851	23,642,604
Average Sale Price	322,052	348,215	356,444	328,106	381,332
Average Sale Price YTD	322,052	348,215	356,444	328,106	381,332
Median Sale Price	315,000	326,500	336,250	327,000	349,450
Median Sale Price YTD	315,000	326,500	336,250	327,000	349,450
Average Days on Market / YTD	90 / 90	70 / 70	69 / 69	70 / 70	59 / 59
Median Days on Market / YTD	74 / 74	60 / 60	59 / 59	65 / 65	34 / 34
Total Residential²					
New Listings / YTD	2,572 / 2,572	2,570 / 2,570	2,251 / 2,251	2,476 / 2,476	2,399 / 2,399
Sales / YTD	799 / 799	940 / 940	837 / 837	703 / 703	751 / 751
Sales to New Listings Ratio / YTD	31% / 31%	37% / 37%	37% / 37%	28% / 28%	31% / 31%
Sales Volume	270,669,218	339,643,905	301,682,592	241,047,878	273,647,104
Sales Volume YTD	270,669,218	339,643,905	301,682,592	241,047,878	273,647,104
Average Sale Price	338,760	361,323	360,433	342,885	364,377
Average Sale Price YTD	338,760	361,323	360,433	342,885	364,377
Median Sale Price	335,000	335,000	347,250	336,000	345,000
Median Sale Price YTD	335,000	335,000	347,250	336,000	345,000
Average Days on Market / YTD	84 / 84	75 / 75	72 / 72	70 / 70	58 / 58
Median Days on Market / YTD	71 / 71	61 / 61	60 / 60	56 / 56	43 / 43

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
January 2019**

	2019	2018	2017	2016	2015
Acres with Home					
New Listings / YTD	141 / 141	130 / 130	110 / 110	143 / 143	138 / 138
Sales / YTD	32 / 32	37 / 37	43 / 43	24 / 24	42 / 42
Sales to New Listings Ratio / YTD	23% / 23%	28% / 28%	39% / 39%	17% / 17%	30% / 30%
Sales Volume	14,692,150	19,718,249	25,674,700	13,420,800	25,721,760
Sales Volume YTD	14,692,150	19,718,249	25,674,700	13,420,800	25,721,760
Average Sale Price	459,130	532,926	597,086	559,200	612,423
Average Sale Price YTD	459,130	532,926	597,086	559,200	612,423
Median Sale Price	431,500	480,000	550,000	539,500	530,000
Median Sale Price YTD	431,500	480,000	550,000	539,500	530,000
Average Days on Market / YTD	79 / 79	131 / 131	115 / 115	75 / 75	103 / 103
Median Days on Market / YTD	67 / 67	111 / 111	98 / 98	51 / 51	75 / 75
Vacant Acreage and Recreational					
New Listings / YTD	43 / 43	44 / 44	25 / 25	42 / 42	71 / 71
Sales / YTD	9 / 9	13 / 13	11 / 11	8 / 8	8 / 8
Sales to New Listings Ratio / YTD	21% / 21%	30% / 30%	44% / 44%	19% / 19%	11% / 11%
Sales Volume	1,877,000	2,142,000	3,616,375	1,680,200	3,829,852
Sales Volume YTD	1,877,000	2,142,000	3,616,375	1,680,200	3,829,852
Average Sale Price	208,556	164,769	328,761	210,025	478,732
Average Sale Price YTD	208,556	164,769	328,761	210,025	478,732
Median Sale Price	243,000	163,000	290,000	169,350	418,750
Median Sale Price YTD	243,000	163,000	290,000	169,350	418,750
Average Days on Market / YTD	216 / 216	261 / 261	110 / 110	142 / 142	180 / 180
Median Days on Market / YTD	209 / 209	199 / 199	65 / 65	93 / 93	130 / 130
Recreational with Home					
New Listings / YTD	0 / 0	2 / 2	0 / 0	2 / 2	2 / 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
Total Rural²					
New Listings / YTD	184 / 184	176 / 176	135 / 135	187 / 187	211 / 211
Sales / YTD	41 / 41	50 / 50	54 / 54	32 / 32	50 / 50
Sales to New Listings Ratio / YTD	22% / 22%	28% / 28%	40% / 40%	17% / 17%	24% / 24%
Sales Volume	16,569,150	21,860,249	29,291,075	15,101,000	29,551,612
Sales Volume YTD	16,569,150	21,860,249	29,291,075	15,101,000	29,551,612
Average Sale Price	404,126	437,205	542,427	471,906	591,032
Average Sale Price YTD	404,126	437,205	542,427	471,906	591,032
Median Sale Price	380,000	421,250	532,500	474,750	527,500
Median Sale Price YTD	380,000	421,250	532,500	474,750	527,500
Average Days on Market / YTD	109 / 109	164 / 164	114 / 114	92 / 92	115 / 115
Median Days on Market / YTD	69 / 69	132 / 132	92 / 92	65 / 65	79 / 79

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

January 2019

	2019	2018	2017	2016	2015
Land					
New Listings / YTD	24 / 24	12 / 12	11 / 11	9 / 9	10 / 10
Sales / YTD	4 / 4	1 / 1	3 / 3	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	17% / 17%	8% / 8%	27% / 27%	0% / 0%	0% / 0%
Sales Volume	3,352,799	1,090,000	1,500,000	0	0
Sales Volume YTD	3,352,799	1,090,000	1,500,000	0	0
Average Sale Price	838,200	1,090,000	500,000	0	0
Average Sale Price YTD	838,200	1,090,000	500,000	0	0
Median Sale Price	898,381	1,090,000	375,000	0	0
Median Sale Price YTD	898,381	1,090,000	375,000	0	0
Average Days on Market / YTD	653 / 653	676 / 676	108 / 108	0 / 0	0 / 0
Median Days on Market / YTD	843 / 843	676 / 676	138 / 138	0 / 0	0 / 0
Investment					
New Listings / YTD	20 / 20	29 / 29	24 / 24	25 / 25	23 / 23
Sales / YTD	4 / 4	5 / 5	5 / 5	2 / 2	3 / 3
Sales to New Listings Ratio / YTD	20% / 20%	17% / 17%	21% / 21%	8% / 8%	13% / 13%
Sales Volume	3,575,000	2,148,500	5,973,300	690,000	4,925,000
Sales Volume YTD	3,575,000	2,148,500	5,973,300	690,000	4,925,000
Average Sale Price	893,750	429,700	1,194,660	345,000	1,641,667
Average Sale Price YTD	893,750	429,700	1,194,660	345,000	1,641,667
Median Sale Price	963,500	340,000	512,000	345,000	1,125,000
Median Sale Price YTD	963,500	340,000	512,000	345,000	1,125,000
Average Days on Market / YTD	162 / 162	165 / 165	189 / 189	245 / 245	109 / 109
Median Days on Market / YTD	122 / 122	196 / 196	164 / 164	245 / 245	55 / 55
Multi Family					
New Listings / YTD	12 / 12	5 / 5	3 / 3	1 / 1	5 / 5
Sales / YTD	3 / 3	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	25% / 25%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	2,900,000	0	0	0	0
Sales Volume YTD	2,900,000	0	0	0	0
Average Sale Price	966,667	0	0	0	0
Average Sale Price YTD	966,667	0	0	0	0
Median Sale Price	690,000	0	0	0	0
Median Sale Price YTD	690,000	0	0	0	0
Average Days on Market / YTD	128 / 128	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	135 / 135	0 / 0	0 / 0	0 / 0	0 / 0
Hotel/Motel					
New Listings / YTD	0 / 0	1 / 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

January 2019

	2019	2018	2017	2016	2015
Business					
New Listings / YTD	26 / 26	27 / 27	22 / 22	24 / 24	42 / 42
Sales / YTD	4 / 4	5 / 5	1 / 1	3 / 3	1 / 1
Sales to New Listings Ratio / YTD	15% / 15%	19% / 19%	5% / 5%	13% / 13%	2% / 2%
Sales Volume	303,900	836,500	100,000	405,000	65,000
Sales Volume YTD	303,900	836,500	100,000	405,000	65,000
Average Sale Price	75,975	167,300	100,000	135,000	65,000
Average Sale Price YTD	75,975	167,300	100,000	135,000	65,000
Median Sale Price	78,000	115,000	100,000	155,000	65,000
Median Sale Price YTD	78,000	115,000	100,000	155,000	65,000
Average Days on Market / YTD	182 / 182	63 / 63	69 / 69	206 / 206	85 / 85
Median Days on Market / YTD	175 / 175	63 / 63	69 / 69	196 / 196	85 / 85
Lease					
New Listings / YTD	27 / 27	16 / 16	23 / 23	29 / 29	26 / 26
Sales / YTD	7 / 7	7 / 7	5 / 5	5 / 5	5 / 5
Sales to New Listings Ratio / YTD	26% / 26%	44% / 44%	22% / 22%	17% / 17%	19% / 19%
Sales Volume	284,092	682,032	1,438,180	756,846	914,190
Sales Volume YTD	284,092	682,032	1,438,180	756,846	914,190
Average Sale Price	40,585	97,433	287,636	151,369	182,838
Average Sale Price YTD	40,585	97,433	287,636	151,369	182,838
Median Sale Price	29,400	57,600	90,720	122,400	150,000
Median Sale Price YTD	29,400	57,600	90,720	122,400	150,000
Average Days on Market / YTD	104 / 104	188 / 188	201 / 201	63 / 63	63 / 63
Median Days on Market / YTD	101 / 101	198 / 198	230 / 230	68 / 68	58 / 58
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	19 / 19
Sales / YTD	0 / 0	0 / 0	1 / 1	0 / 0	3 / 3
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	16% / 16%
Sales Volume	0	0	700,000	0	2,230,000
Sales Volume YTD	0	0	700,000	0	2,230,000
Average Sale Price	0	0	700,000	0	743,333
Average Sale Price YTD	0	0	700,000	0	743,333
Median Sale Price	0	0	700,000	0	700,000
Median Sale Price YTD	0	0	700,000	0	700,000
Average Days on Market / YTD	0 / 0	0 / 0	523 / 523	0 / 0	124 / 124
Median Days on Market / YTD	0 / 0	0 / 0	523 / 523	0 / 0	82 / 82
Total Commercial²					
New Listings / YTD	109 / 109	90 / 90	83 / 83	88 / 88	125 / 125
Sales / YTD	22 / 22	18 / 18	15 / 15	10 / 10	12 / 12
Sales to New Listings Ratio / YTD	20% / 20%	20% / 20%	18% / 18%	11% / 11%	10% / 10%
Sales Volume	10,415,791	4,757,032	9,711,480	1,851,846	8,134,190
Sales Volume YTD	10,415,791	4,757,032	9,711,480	1,851,846	8,134,190
Average Sale Price	473,445	264,280	647,432	185,185	677,849
Average Sale Price YTD	473,445	264,280	647,432	185,185	677,849
Median Sale Price	115,600	180,900	375,000	153,940	503,500
Median Sale Price YTD	115,600	180,900	375,000	153,940	503,500
Average Days on Market / YTD	232 / 232	174 / 174	191 / 191	142 / 142	92 / 92
Median Days on Market / YTD	131 / 131	150 / 150	163 / 163	78 / 78	70 / 70

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

January 2019

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
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	7,579 (1,701)	1,341 (113)	626 (27)	5,509 (1,207)	287 (13)
	September	7,447 (1,653)	1,250 (101)	611 (25)	5,346 (1,212)	277 (15)
	October	6,981 (1,367)	1,097 (91)	597 (18)	4,976 (999)	276 (6)
	November	6,338 (1,263)	953 (89)	575 (20)	4,551 (915)	273 (10)
	December	5,321 (831)	806 (50)	502 (12)	3,788 (609)	236 (7)
2016	January	6,009 (703)	872 (32)	530 (10)	4,224 (532)	263 (6)
	February	6,999 (984)	954 (51)	553 (21)	4,888 (729)	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)	581 (24)	6,436 (1,416)	308 (10)
	July	9,184 (1,740)	1,250 (122)	576 (23)	6,605 (1,223)	305 (19)
	August	9,045 (1,636)	1,250 (113)	593 (10)	6,537 (1,153)	320 (7)
	September	8,744 (1,419)	1,196 (87)	574 (24)	6,366 (1,000)	321 (12)
	October	8,076 (1,420)	1,053 (95)	576 (19)	5,839 (1,033)	323 (11)
	November	7,361 (1,247)	962 (56)	602 (17)	5,321 (936)	342 (10)
	December	6,050 (962)	820 (51)	552 (17)	4,336 (697)	312 (14)
2018	January	6,488 (940)	849 (50)	575 (18)	4,598 (670)	335 (10)
	February	7,112 (1,108)	916 (50)	634 (22)	5,036 (770)	367 (16)
	March	8,347 (1,380)	1,045 (66)	673 (27)	5,849 (988)	387 (20)
	April	9,180 (1,657)	1,124 (91)	684 (26)	6,444 (1,129)	399 (16)
	May	10,290 (1,907)	1,369 (106)	716 (21)	7,293 (1,313)	423 (14)
	June	10,675 (1,801)	1,506 (120)	728 (19)	7,682 (1,255)	436 (8)
	July	10,521 (1,723)	1,528 (121)	722 (28)	7,603 (1,217)	433 (20)
	August	10,042 (1,679)	1,452 (124)	708 (27)	7,291 (1,153)	420 (21)
	September	9,429 (1,313)	1,307 (85)	683 (29)	6,822 (923)	407 (18)
	October	8,730 (1,234)	1,187 (91)	677 (34)	6,304 (853)	398 (23)
	November	8,075 (1,105)	1,050 (70)	685 (14)	5,816 (796)	403 (8)
	December	6,684 (769)	882 (35)	597 (24)	4,757 (566)	341 (15)
2019	January	7,092 (799)	904 (41)	653 (22)	5,013 (578)	379 (16)

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.

January 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Single Family Detached							
Northwest	Sales	12	18	18	12	18	18
	Average	389,708	419,944	404,583	389,708	419,944	404,583
	Median	347,500	355,000	381,500	347,500	355,000	381,500
North Central	Sales	82	85	66	82	85	66
	Average	353,613	375,957	372,991	353,613	375,957	372,991
	Median	344,450	362,000	356,250	344,450	362,000	356,250
Northeast	Sales	25	24	23	25	24	23
	Average	362,264	294,079	363,949	362,264	294,079	363,949
	Median	335,000	282,250	329,000	335,000	282,250	329,000
Central	Sales	14	14	13	14	14	13
	Average	172,286	260,164	280,000	172,286	260,164	280,000
	Median	146,000	241,000	275,000	146,000	241,000	275,000
West	Sales	23	34	43	23	34	43
	Average	476,689	444,356	514,631	476,689	444,356	514,631
	Median	437,000	393,500	401,500	437,000	393,500	401,500
Southwest	Sales	34	39	55	34	39	55
	Average	490,431	616,737	526,631	490,431	616,737	526,631
	Median	442,429	508,000	455,000	442,429	508,000	455,000
Southeast	Sales	62	75	68	62	75	68
	Average	403,933	410,337	393,822	403,933	410,337	393,822
	Median	372,750	370,000	375,000	372,750	370,000	375,000
Anthony Henday	Sales	71	71	54	71	71	54
	Average	469,541	552,950	497,191	469,541	552,950	497,191
	Median	440,000	468,888	454,500	440,000	468,888	454,500
City of Edmonton Total	Sales	323	360	340	323	360	340
	Average	406,072	442,808	437,155	406,072	442,808	437,155
	Median	387,500	393,250	396,700	387,500	393,250	396,700
Condominiums							
Northwest	Sales	6	5	2	6	5	2
	Average	205,500	293,300	n/a	205,500	293,300	n/a
	Median	165,500	280,000	n/a	165,500	280,000	n/a
North Central	Sales	28	39	27	28	39	27
	Average	202,598	180,181	209,281	202,598	180,181	209,281
	Median	220,000	178,000	200,000	220,000	178,000	200,000
Northeast	Sales	11	12	19	11	12	19
	Average	156,445	159,575	175,132	156,445	159,575	175,132
	Median	154,900	150,000	170,000	154,900	150,000	170,000
Central	Sales	29	35	36	29	35	36
	Average	249,948	259,939	291,597	249,948	259,939	291,597
	Median	239,000	195,000	278,000	239,000	195,000	278,000
West	Sales	17	25	20	17	25	20
	Average	207,629	177,384	210,620	207,629	177,384	210,620
	Median	181,000	162,000	202,250	181,000	162,000	202,250
Southwest	Sales	25	42	28	25	42	28
	Average	237,592	266,762	294,720	237,592	266,762	294,720
	Median	208,000	253,750	270,900	208,000	253,750	270,900
Southeast	Sales	30	30	21	30	30	21
	Average	180,743	196,248	213,290	180,743	196,248	213,290
	Median	175,500	172,125	219,800	175,500	172,125	219,800
Anthony Henday	Sales	36	37	31	36	37	31
	Average	226,628	251,279	242,985	226,628	251,279	242,985
	Median	226,000	230,000	228,000	226,000	230,000	228,000
City of Edmonton Total	Sales	182	225	184	182	225	184
	Average	213,877	223,687	241,741	213,877	223,687	241,741
	Median	197,750	205,000	222,000	197,750	205,000	222,000

n/a = insufficient data

January 2019

	2019	2018	2017	2016	2015
Edmonton City Monthly					
New Listings	1,897	1,902	1,672	1,806	1,828
Sales	594	680	609	538	530
Sales Volume	201,313,887	244,199,074	223,629,362	180,033,477	192,509,226
Edmonton City Year to Date					
New Listings	1,897	1,902	1,672	1,806	1,828
Sales	594	680	609	538	530
Sales Volume	201,313,887	244,199,074	223,629,362	180,033,477	192,509,226
Edmonton City Month End Active Inventory					
Residential	5,013	4,598	4,169	4,224	3,120
Commercial	379	335	294	263	275
TOTAL	5,392	4,933	4,463	4,487	3,395
<hr/>					
Edmonton CMA Monthly					
New Listings	2,865	2,836	2,469	2,751	2,735
Sales	862	1,008	906	745	813
Sales Volume	297,654,159	366,261,186	340,685,147	258,000,724	311,332,906
Edmonton CMA Year to Date					
New Listings	2,865	2,836	2,469	2,751	2,735
Sales	862	1,008	906	745	813
Sales Volume	297,654,159	366,261,186	340,685,147	258,000,724	311,332,906
Edmonton CMA Month End Active Inventory					
Residential	7,092	6,488	5,824	6,009	4,310
Rural	904	849	784	872	864
Commercial	653	575	521	530	581
TOTAL	8,649	7,912	7,129	7,411	5,755
<hr/>					
Total Board Monthly					
New Listings	3,335	3,285	2,862	3,184	3,251
Sales	988	1,141	1,022	840	938
Sales Volume	327,080,359	394,999,361	370,774,229	282,311,276	343,029,625
Total Board Year to Date					
New Listings	3,335	3,285	2,862	3,184	3,251
Sales	988	1,141	1,022	840	938
Sales Volume	327,080,359	394,999,361	370,774,229	282,311,276	343,029,625

January 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Barrhead	Sales	4	3	3	4	3	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
	Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Median Price	n/a	n/a	n/a	n/a	n/a	n/a
Beaumont	Sales	13	19	10	13	19	10
	Sales Volume	5,580,250	8,592,800	3,757,000	5,580,250	8,592,800	3,757,000
	Average Price	429,250	452,253	375,700	429,250	452,253	375,700
	Median Price	430,000	450,000	375,000	430,000	450,000	375,000
Bonnyville	Sales	5	7	8	5	7	8
	Sales Volume	677,000	1,448,000	2,783,700	677,000	1,448,000	2,783,700
	Average Price	135,400	206,857	347,963	135,400	206,857	347,963
	Median Price	186,000	214,000	359,850	186,000	214,000	359,850
Cold Lake	Sales	19	13	15	19	13	15
	Sales Volume	5,491,000	2,903,500	4,913,906	5,491,000	2,903,500	4,913,906
	Average Price	289,000	223,346	327,594	289,000	223,346	327,594
	Median Price	310,000	227,500	362,000	310,000	227,500	362,000
Devon	Sales	2	7	4	2	7	4
	Sales Volume	n/a	1,765,500	n/a	n/a	1,765,500	n/a
	Average Price	n/a	252,214	n/a	n/a	252,214	n/a
	Median Price	n/a	251,500	n/a	n/a	251,500	n/a
Drayton Valley	Sales	4	8	4	4	8	4
	Sales Volume	n/a	1,754,000	n/a	n/a	1,754,000	n/a
	Average Price	n/a	219,250	n/a	n/a	219,250	n/a
	Median Price	n/a	226,000	n/a	n/a	226,000	n/a
Fort Saskatchewan	SFD Sales	10	11	17	10	11	17
	SFD Average Price	402,550	409,727	383,559	402,550	409,727	383,559
	SFD Median Price	383,750	372,000	383,000	383,750	372,000	383,000
	Condo Sales	3	1	7	3	1	7
	Condo Average Price	n/a	n/a	255,571	n/a	n/a	255,571
	Condo Median Price	n/a	n/a	259,000	n/a	n/a	259,000
Total Sales Volume	5,625,300	6,867,400	9,628,400	5,625,300	6,867,400	9,628,400	
Gibbons	Sales	4	1	5	4	1	5
	Sales Volume	n/a	n/a	1,238,500	n/a	n/a	1,238,500
	Average Price	n/a	n/a	247,700	n/a	n/a	247,700
	Median Price	n/a	n/a	248,000	n/a	n/a	248,000
Leduc	SFD Sales	20	20	19	20	20	19
	SFD Average Price	383,258	358,400	366,384	383,258	358,400	366,384
	SFD Median Price	364,750	362,500	389,900	364,750	362,500	389,900
	Condo Sales	2	3	1	2	3	1
	Condo Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Condo Median Price	n/a	n/a	n/a	n/a	n/a	n/a
	Total Sales Volume	9,729,150	9,262,512	10,189,050	9,729,150	9,262,512	10,189,050

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.

January 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Morinville	Sales	10	9	9	10	9	9
	Sales Volume	2,891,000	3,144,000	2,642,750	2,891,000	3,144,000	2,642,750
	Average Price	289,100	349,333	293,639	289,100	349,333	293,639
	Median Price	280,000	360,000	280,000	280,000	360,000	280,000
Sherwood Park	SFD Sales	40	36	47	40	36	47
	SFD Average Price	435,279	442,205	436,288	435,279	442,205	436,288
	SFD Median Price	411,000	419,750	417,000	411,000	419,750	417,000
	Condo Sales	13	11	6	13	11	6
	Condo Average Price	277,358	290,045	266,567	277,358	290,045	266,567
	Condo Median Price	255,000	299,250	271,250	255,000	299,250	271,250
	Total Sales Volume	21,769,300	20,975,379	23,339,860	21,769,300	20,975,379	23,339,860
Spruce Grove	SFD Sales	13	22	12	13	22	12
	SFD Average Price	382,485	370,956	366,825	382,485	370,956	366,825
	SFD Median Price	378,000	324,569	351,500	378,000	324,569	351,500
	Condo Sales	3	4	4	3	4	4
	Condo Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Condo Median Price	n/a	n/a	n/a	n/a	n/a	n/a
	Total Sales Volume	8,667,000	11,526,843	6,656,350	8,667,000	11,526,843	6,656,350
St. Albert	SFD Sales	26	45	24	26	45	24
	SFD Average Price	451,360	495,637	463,838	451,360	495,637	463,838
	SFD Median Price	414,625	450,000	402,750	414,625	450,000	402,750
	Condo Sales	9	13	18	9	13	18
	Condo Average Price	265,611	307,547	273,800	265,611	307,547	273,800
	Condo Median Price	240,500	258,500	277,500	240,500	258,500	277,500
	Total Sales Volume	15,175,390	26,301,765	16,060,500	15,175,390	26,301,765	16,060,500
St. Paul	Sales	4	5	8	4	5	8
	Sales Volume	n/a	1,109,000	2,168,000	n/a	1,109,000	2,168,000
	Average Price	n/a	221,800	271,000	n/a	221,800	271,000
	Median Price	n/a	259,000	257,500	n/a	259,000	257,500
Stony Plain	Sales	16	21	15	16	21	15
	Sales Volume	5,242,400	5,966,536	5,212,400	5,242,400	5,966,536	5,212,400
	Average Price	327,650	284,121	347,493	327,650	284,121	347,493
	Median Price	330,500	315,000	330,000	330,500	315,000	330,000
Vegreville	Sales	6	2	1	6	2	1
	Sales Volume	1,439,400	n/a	n/a	1,439,400	n/a	n/a
	Average Price	239,900	n/a	n/a	239,900	n/a	n/a
	Median Price	262,500	n/a	n/a	262,500	n/a	n/a
Westlock	Sales	2	5	5	2	5	5
	Sales Volume	n/a	1,095,500	823,500	n/a	1,095,500	823,500
	Average Price	n/a	219,100	164,700	n/a	219,100	164,700
	Median Price	n/a	165,000	196,000	n/a	165,000	196,000
Wetaskiwin	Sales	10	9	8	10	9	8
	Sales Volume	2,306,400	1,820,500	1,520,150	2,306,400	1,820,500	1,520,150
	Average Price	230,640	202,278	190,019	230,640	202,278	190,019
	Median Price	230,700	190,000	200,625	230,700	190,000	200,625

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.

January 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Rural¹ Sales by County							
Athabasca County	Sales	3	2	2	3	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	5	4	7	5	4	7
	Sales Volume	1,623,000	n/a	3,224,500	1,623,000	n/a	3,224,500
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	7	7	7	7	7	7
	Sales Volume	2,729,900	2,472,000	3,577,375	2,729,900	2,472,000	3,577,375
Parkland County	Sales	18	15	27	18	15	27
	Sales Volume	6,107,750	6,047,749	12,633,362	6,107,750	6,047,749	12,633,362
Smoky Lake County	Sales	1	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	6	3	0	6	3	0
	Sales Volume	870,500	n/a	n/a	870,500	n/a	n/a
Strathcona County	Sales	10	19	11	10	19	11
	Sales Volume	4,912,500	10,064,000	6,433,838	4,912,500	10,064,000	6,433,838
Sturgeon County	Sales	6	9	9	6	9	9
	Sales Volume	2,819,000	3,276,500	6,646,500	2,819,000	3,276,500	6,646,500
Thorhild County	Sales	1	0	4	1	0	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	2	1	0	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	1	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.

January 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	2	0	1	2
	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	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	1	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	0	2	0	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	1	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	1	0	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.