

Media Release

Residential Sales, Listings and Year-to-Date Inventory Increase from April 2019

Edmonton, June 4, 2019: Residential sales, new listings and year-to-date inventory have all experienced a month-over-month increase from April 2019. Total residential sales are up 17.64% from last month, and sales have also seen a year-over-year increase of 4.04% from May 2018. Sales of single-family homes have increased month over month by 16.37% and 2.64% year over year. Condo sales have increased by 15.69% since last month but have decreased by 0.42% since May of 2018. Duplex/rowhouse sales have increased by 16.22% month to month and 14.36% year over year. All residential listings have increased 7.22% from last month but have decreased by 12.17% from May of 2018.

“Month over month increases are typical at this time of year, when more people are looking to sell and buy homes,” says REALTORS® Association of Edmonton Chair Michael Brodrick. “This year is no different, but we’ve experienced an increase in overall residential sales from May of last year.”

The average price of all residential homes has seen a month-over-month increase but has decreased since May of 2018. Since April, the average price of a single-family home rose from \$427,657 to \$431,484 (an increase of 0.89%). The average price of condo units rose from \$228,933 to \$237,802 (an increase of 3.87%), and the average unit price of duplex/rowhouses rose from \$330,795 to \$334,704 (an increase of 1.18%). The average sales price of all residential listings rose from \$365,129 to \$368,514 (an increase of 0.93%) since April, but that price has decreased by 2.99% (from \$379,864 to \$368,514) since May of 2018.

Average days on market for all residential listings remains unchanged from last month at 60 days; however, that number has risen from 52 days in May of 2018. The average days on market for single-family homes has decreased from 55 to 53 days since last month but has experienced a year-over-year increase from 45 days in May of 2018. Month over month, the average number of days on market for condo units has decreased from 71 to 69 days, but that number has increased from 65 days in May of last year. Days on market for duplex/rowhouse units increased month over month from 67 to 69 days and year over year from 57 days in May of 2018.

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| MLS® System Activity 2019 (for all-residential sales in Edmonton CMA ¹) | May 2019 | M/M % Change | Y/Y % Change |
|--|------------------|-----------------|-----------------|
| SFD ² average ³ selling price – month | \$431,484 | 0.89% | -2.62% |
| SFD median ⁴ selling price – month | \$397,250 | 0.70% | -1.97% |
| Condominium average selling price | \$237,802 | 3.87% | -3.00% |
| Condominium median selling price | \$224,125 | 4.98% | -0.39% |
| All-residential ⁵ average selling price | \$368,514 | 0.93% | -2.99% |
| All-residential median selling price | \$349,900 | -0.03% | -2.81% |
| # residential listings this month | 3,788 | 7.22% | -12.17% |
| # residential sales this month | 1,981 | 17.64% | 4.04% |
| # residential inventory at month end | 9,541 | 6.06% | -7.28% |
| # Total ⁶ MLS® System sales this month | 2,400 | 18.75% | 5.26% |
| \$ Value Total residential sales this month | \$ 766,010,538 | 18.88% | 1.08% |
| \$ Value of total MLS® System sales – month | \$ 873,189,345 | 18.92% | 1.00% |
| \$ Value of total MLS® System sales - YTD | \$ 2,857,139,547 | 43.82% | -7.20% |

¹ Census Metropolitan Area (Edmonton and municipalities in the four surrounding counties)

² Single Family Dwelling

³ Average: The total value of sales in a category divided by the number of properties sold

⁴ Median: The middle figure in an ordered list of all sales prices

⁵ Residential includes SFD, condos and duplex/row houses

⁶ Includes residential, rural and commercial sales

³Average prices indicate market trends only. They do not reflect actual changes for a particular property, which may vary from house to house and area to area. **Sales are compared to the month end reports from the prior period and do not reflect late reported sales.** The RAE trading area includes communities beyond the CMA (Census Metropolitan Area) and therefore average and median prices may include sold properties outside the CMA. For information on a specific area, contact your local REALTOR®.

The REALTORS® Association of Edmonton (Edmonton Real Estate Board), founded in 1927, is a professional association of real estate Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at www.YEGisHome.ca, www.realtorsofedmonton.com, and www.REALTOR.ca. REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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5 Year Residential Activity
Edmonton CMA¹
May 2019

| | 2019 | 2018 | 2017 | 2016 | 2015 |
|--------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Single Family Detached | | | | | |
| New Listings / YTD | 2,281 / 9,029 | 2,526 / 9,479 | 2,137 / 8,319 | 1,932 / 8,785 | 2,083 / 9,082 |
| Sales / YTD | 1,244 / 4,100 | 1,212 / 4,337 | 1,250 / 4,405 | 1,322 / 4,381 | 1,239 / 4,510 |
| Sales to New Listings Ratio / YTD | 55% / 45% | 48% / 46% | 58% / 53% | 68% / 50% | 59% / 50% |
| Sales Volume | 536,765,842 | 537,022,016 | 553,118,378 | 583,963,136 | 558,596,775 |
| Sales Volume YTD | 1,744,591,439 | 1,903,840,911 | 1,925,212,863 | 1,907,913,469 | 1,988,541,874 |
| Average Sale Price | 431,484 | 443,087 | 442,495 | 441,727 | 450,845 |
| Average Sale Price YTD | 425,510 | 438,976 | 437,052 | 435,497 | 440,918 |
| Median Sale Price | 397,250 | 405,250 | 415,000 | 414,000 | 420,000 |
| Median Sale Price YTD | 393,500 | 400,000 | 403,500 | 406,500 | 412,500 |
| Average Days on Market / YTD | 53 / 60 | 45 / 52 | 47 / 51 | 50 / 51 | 43 / 44 |
| Median Days on Market / YTD | 36 / 42 | 29 / 35 | 30 / 32 | 36 / 37 | 32 / 29 |
| Condominium | | | | | |
| New Listings / YTD | 1,014 / 4,284 | 1,289 / 5,242 | 1,338 / 5,196 | 1,082 / 4,843 | 1,082 / 4,647 |
| Sales / YTD | 472 / 1,656 | 474 / 1,799 | 470 / 1,849 | 474 / 1,808 | 553 / 2,034 |
| Sales to New Listings Ratio / YTD | 47% / 39% | 37% / 34% | 35% / 36% | 44% / 37% | 51% / 44% |
| Sales Volume | 112,242,686 | 116,199,037 | 119,512,573 | 121,350,417 | 144,273,597 |
| Sales Volume YTD | 374,606,797 | 433,921,822 | 461,864,180 | 454,041,593 | 520,517,655 |
| Average Sale Price | 237,802 | 245,146 | 254,282 | 256,014 | 260,893 |
| Average Sale Price YTD | 226,212 | 241,202 | 249,791 | 251,129 | 255,908 |
| Median Sale Price | 224,125 | 225,000 | 235,250 | 236,432 | 240,500 |
| Median Sale Price YTD | 213,000 | 220,000 | 230,000 | 232,950 | 238,750 |
| Average Days on Market / YTD | 69 / 75 | 65 / 72 | 61 / 67 | 59 / 61 | 50 / 50 |
| Median Days on Market / YTD | 48 / 55 | 50 / 54 | 51 / 49 | 45 / 46 | 37 / 37 |
| Duplex/Rowhouse | | | | | |
| New Listings / YTD | 388 / 1,536 | 379 / 1,509 | 305 / 1,297 | 292 / 1,379 | 222 / 1,101 |
| Sales / YTD | 215 / 749 | 188 / 726 | 211 / 725 | 229 / 717 | 181 / 642 |
| Sales to New Listings Ratio / YTD | 55% / 49% | 50% / 48% | 69% / 56% | 78% / 52% | 82% / 58% |
| Sales Volume | 71,961,342 | 65,511,750 | 72,702,701 | 80,219,843 | 63,015,956 |
| Sales Volume YTD | 247,179,012 | 249,859,942 | 253,539,546 | 246,238,711 | 228,162,622 |
| Average Sale Price | 334,704 | 348,467 | 344,563 | 350,305 | 348,154 |
| Average Sale Price YTD | 330,012 | 344,160 | 349,710 | 343,429 | 355,393 |
| Median Sale Price | 323,000 | 334,250 | 333,000 | 335,000 | 336,000 |
| Median Sale Price YTD | 321,000 | 330,000 | 334,900 | 333,300 | 343,200 |
| Average Days on Market / YTD | 69 / 72 | 57 / 60 | 60 / 65 | 58 / 61 | 45 / 45 |
| Median Days on Market / YTD | 50 / 51 | 42 / 43 | 37 / 48 | 45 / 48 | 32 / 31 |
| Total Residential² | | | | | |
| New Listings / YTD | 3,788 / 15,330 | 4,313 / 16,728 | 3,894 / 15,205 | 3,390 / 15,446 | 3,464 / 15,195 |
| Sales / YTD | 1,981 / 6,633 | 1,904 / 6,989 | 1,964 / 7,122 | 2,063 / 7,011 | 2,009 / 7,324 |
| Sales to New Listings Ratio / YTD | 52% / 43% | 44% / 42% | 50% / 47% | 61% / 45% | 58% / 48% |
| Sales Volume | 730,026,448 | 723,261,893 | 750,102,202 | 794,667,545 | 772,080,103 |
| Sales Volume YTD | 2,386,933,935 | 2,615,946,460 | 2,666,332,471 | 2,629,656,222 | 2,760,414,825 |
| Average Sale Price | 368,514 | 379,864 | 381,926 | 385,200 | 384,311 |
| Average Sale Price YTD | 359,857 | 374,295 | 374,380 | 375,076 | 376,900 |
| Median Sale Price | 349,900 | 360,000 | 364,000 | 366,500 | 365,425 |
| Median Sale Price YTD | 345,000 | 352,000 | 355,000 | 358,000 | 360,000 |
| Average Days on Market / YTD | 60 / 66 | 52 / 59 | 53 / 58 | 53 / 55 | 45 / 47 |
| Median Days on Market / YTD | 40 / 46 | 36 / 41 | 36 / 39 | 39 / 41 | 33 / 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
May 2019**

| | 2019 | 2018 | 2017 | 2016 | 2015 |
|---|-------------|-------------|-------------|-------------|-------------|
| Acreeage with Home | | | | | |
| New Listings / YTD | 261 / 1,044 | 349 / 1,056 | 261 / 951 | 197 / 950 | 251 / 1,056 |
| Sales / YTD | 82 / 276 | 87 / 283 | 94 / 323 | 115 / 323 | 101 / 339 |
| Sales to New Listings Ratio / YTD | 31% / 26% | 25% / 27% | 36% / 34% | 58% / 34% | 40% / 32% |
| Sales Volume | 46,365,644 | 57,354,100 | 57,426,200 | 65,571,851 | 58,844,700 |
| Sales Volume YTD | 162,962,753 | 163,849,169 | 198,985,817 | 189,969,850 | 204,672,685 |
| Average Sale Price | 565,435 | 659,243 | 610,917 | 570,190 | 582,621 |
| Average Sale Price YTD | 590,445 | 578,972 | 616,055 | 588,142 | 603,754 |
| Median Sale Price | 522,000 | 610,000 | 569,950 | 547,500 | 533,000 |
| Median Sale Price YTD | 519,000 | 527,500 | 580,000 | 560,000 | 550,000 |
| Average Days on Market / YTD | 78 / 88 | 75 / 88 | 72 / 88 | 67 / 75 | 58 / 70 |
| Median Days on Market / YTD | 47 / 55 | 44 / 56 | 50 / 52 | 50 / 51 | 39 / 45 |
| Vacant Acreeage and Recreational | | | | | |
| New Listings / YTD | 74 / 285 | 99 / 329 | 83 / 254 | 77 / 290 | 62 / 327 |
| Sales / YTD | 20 / 60 | 17 / 75 | 25 / 94 | 28 / 85 | 22 / 80 |
| Sales to New Listings Ratio / YTD | 27% / 21% | 17% / 23% | 30% / 37% | 36% / 29% | 35% / 24% |
| Sales Volume | 6,325,450 | 4,670,750 | 4,754,850 | 7,628,000 | 5,328,250 |
| Sales Volume YTD | 18,555,350 | 24,264,936 | 23,555,725 | 21,884,350 | 31,897,877 |
| Average Sale Price | 316,273 | 274,750 | 190,194 | 272,429 | 242,193 |
| Average Sale Price YTD | 309,256 | 323,532 | 250,593 | 257,463 | 398,723 |
| Median Sale Price | 169,000 | 269,000 | 165,000 | 221,500 | 200,000 |
| Median Sale Price YTD | 220,000 | 269,000 | 204,875 | 195,000 | 266,000 |
| Average Days on Market / YTD | 179 / 187 | 207 / 185 | 75 / 152 | 236 / 192 | 121 / 147 |
| Median Days on Market / YTD | 55 / 111 | 99 / 136 | 42 / 101 | 103 / 134 | 99 / 85 |
| Recreational with Home | | | | | |
| New Listings / YTD | 7 / 16 | 6 / 14 | 6 / 11 | 4 / 17 | 6 / 19 |
| Sales / YTD | 1 / 3 | 2 / 5 | 2 / 4 | 2 / 6 | 3 / 7 |
| Sales to New Listings Ratio / YTD | 14% / 19% | 33% / 36% | 33% / 36% | 50% / 35% | 50% / 37% |
| Sales Volume | 515,000 | 705,000 | 818,000 | 585,000 | 1,096,000 |
| Sales Volume YTD | 928,000 | 1,940,649 | 1,508,000 | 2,454,000 | 1,625,500 |
| Average Sale Price | 515,000 | 352,500 | 409,000 | 292,500 | 365,333 |
| Average Sale Price YTD | 309,333 | 388,130 | 377,000 | 409,000 | 232,214 |
| Median Sale Price | 515,000 | 352,500 | 409,000 | 292,500 | 410,000 |
| Median Sale Price YTD | 254,000 | 350,000 | 381,500 | 449,500 | 231,000 |
| Average Days on Market / YTD | 1 / 74 | 127 / 139 | 130 / 138 | 32 / 116 | 48 / 196 |
| Median Days on Market / YTD | 1 / 5 | 127 / 138 | 130 / 130 | 32 / 63 | 34 / 43 |
| Total Rural² | | | | | |
| New Listings / YTD | 342 / 1,345 | 454 / 1,399 | 350 / 1,216 | 278 / 1,257 | 319 / 1,402 |
| Sales / YTD | 103 / 339 | 106 / 363 | 121 / 421 | 145 / 414 | 126 / 426 |
| Sales to New Listings Ratio / YTD | 30% / 25% | 23% / 26% | 35% / 35% | 52% / 33% | 39% / 30% |
| Sales Volume | 53,206,094 | 62,729,850 | 62,999,050 | 73,784,851 | 65,268,950 |
| Sales Volume YTD | 182,446,103 | 190,054,754 | 224,049,542 | 214,308,200 | 238,196,062 |
| Average Sale Price | 516,564 | 591,791 | 520,653 | 508,861 | 518,008 |
| Average Sale Price YTD | 538,189 | 523,567 | 532,184 | 517,653 | 559,146 |
| Median Sale Price | 480,000 | 550,000 | 525,000 | 510,000 | 500,000 |
| Median Sale Price YTD | 485,000 | 475,000 | 525,000 | 510,950 | 517,000 |
| Average Days on Market / YTD | 97 / 105 | 97 / 108 | 73 / 103 | 99 / 100 | 69 / 86 |
| Median Days on Market / YTD | 46 / 61 | 55 / 64 | 44 / 57 | 53 / 58 | 46 / 49 |

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

May 2019

| | 2019 | 2018 | 2017 | 2016 | 2015 |
|-----------------------------------|------------|------------|------------|------------|------------|
| Land | | | | | |
| New Listings / YTD | 26 / 101 | 10 / 59 | 14 / 72 | 11 / 48 | 17 / 67 |
| Sales / YTD | 5 / 16 | 3 / 8 | 4 / 10 | 4 / 13 | 3 / 7 |
| Sales to New Listings Ratio / YTD | 19% / 16% | 30% / 14% | 29% / 14% | 36% / 27% | 18% / 10% |
| Sales Volume | 4,717,000 | 1,408,845 | 2,534,700 | 2,845,000 | 4,227,500 |
| Sales Volume YTD | 12,158,299 | 5,708,845 | 7,084,700 | 8,247,000 | 5,047,500 |
| Average Sale Price | 943,400 | 469,615 | 633,675 | 711,250 | 1,409,167 |
| Average Sale Price YTD | 759,894 | 713,606 | 708,470 | 634,385 | 721,071 |
| Median Sale Price | 465,000 | 468,845 | 555,000 | 770,000 | 507,500 |
| Median Sale Price YTD | 544,642 | 471,923 | 712,500 | 577,000 | 320,000 |
| Average Days on Market / YTD | 254 / 313 | 463 / 316 | 191 / 190 | 96 / 202 | 230 / 168 |
| Median Days on Market / YTD | 196 / 170 | 284 / 179 | 176 / 138 | 65 / 174 | 131 / 96 |
| Investment | | | | | |
| New Listings / YTD | 33 / 121 | 27 / 172 | 20 / 101 | 25 / 124 | 21 / 115 |
| Sales / YTD | 8 / 28 | 8 / 34 | 12 / 45 | 8 / 31 | 7 / 25 |
| Sales to New Listings Ratio / YTD | 24% / 23% | 30% / 20% | 60% / 45% | 32% / 25% | 33% / 22% |
| Sales Volume | 6,106,000 | 5,100,500 | 7,119,730 | 4,190,715 | 1,862,649 |
| Sales Volume YTD | 21,018,050 | 20,872,523 | 30,041,930 | 21,187,465 | 15,718,649 |
| Average Sale Price | 763,250 | 637,563 | 593,311 | 523,839 | 266,093 |
| Average Sale Price YTD | 750,645 | 613,898 | 667,598 | 683,467 | 628,746 |
| Median Sale Price | 367,500 | 390,000 | 455,000 | 396,188 | 287,649 |
| Median Sale Price YTD | 622,500 | 383,500 | 439,000 | 411,875 | 400,000 |
| Average Days on Market / YTD | 192 / 193 | 139 / 161 | 195 / 157 | 141 / 172 | 201 / 123 |
| Median Days on Market / YTD | 102 / 118 | 52 / 90 | 173 / 127 | 111 / 132 | 152 / 106 |
| Multi Family | | | | | |
| New Listings / YTD | 13 / 48 | 11 / 41 | 3 / 23 | 8 / 29 | 3 / 28 |
| Sales / YTD | 2 / 9 | 0 / 8 | 1 / 9 | 1 / 6 | 1 / 6 |
| Sales to New Listings Ratio / YTD | 15% / 19% | 0% / 20% | 33% / 39% | 13% / 21% | 33% / 21% |
| Sales Volume | 3,744,000 | 0 | 1,475,000 | 545,000 | 3,600,000 |
| Sales Volume YTD | 9,019,000 | 8,090,600 | 9,040,000 | 7,755,000 | 10,648,000 |
| Average Sale Price | 1,872,000 | 0 | 1,475,000 | 545,000 | 3,600,000 |
| Average Sale Price YTD | 1,002,111 | 1,011,325 | 1,004,444 | 1,292,500 | 1,774,667 |
| Median Sale Price | 1,872,000 | 0 | 1,475,000 | 545,000 | 3,600,000 |
| Median Sale Price YTD | 690,000 | 706,000 | 828,500 | 1,024,000 | 1,462,500 |
| Average Days on Market / YTD | 193 / 169 | 0 / 92 | 187 / 91 | 57 / 159 | 97 / 183 |
| Median Days on Market / YTD | 193 / 89 | 0 / 49 | 187 / 70 | 57 / 61 | 97 / 98 |
| Hotel/Motel | | | | | |
| New Listings / YTD | 0 / 0 | 0 / 3 | 0 / 1 | 0 / 0 | 0 / 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 |

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)

page 3b

Edmonton CMA¹

May 2019

| | 2019 | 2018 | 2017 | 2016 | 2015 |
|-------------------------------------|------------|------------|------------|------------|------------|
| Business | | | | | |
| New Listings / YTD | 37 / 167 | 18 / 126 | 22 / 114 | 26 / 106 | 20 / 122 |
| Sales / YTD | 4 / 20 | 4 / 21 | 5 / 20 | 2 / 20 | 4 / 19 |
| Sales to New Listings Ratio / YTD | 11% / 12% | 22% / 17% | 23% / 18% | 8% / 19% | 20% / 16% |
| Sales Volume | 1,090,000 | 1,401,000 | 348,000 | 355,888 | 649,500 |
| Sales Volume YTD | 5,482,150 | 4,692,300 | 2,979,489 | 3,838,888 | 2,647,300 |
| Average Sale Price | 272,500 | 350,250 | 69,600 | 177,944 | 162,375 |
| Average Sale Price YTD | 274,108 | 223,443 | 148,974 | 191,944 | 139,332 |
| Median Sale Price | 232,500 | 172,000 | 75,000 | 177,944 | 186,000 |
| Median Sale Price YTD | 137,000 | 115,000 | 100,000 | 155,000 | 120,000 |
| Average Days on Market / YTD | 96 / 214 | 193 / 141 | 89 / 152 | 27 / 182 | 158 / 141 |
| Median Days on Market / YTD | 77 / 171 | 188 / 104 | 103 / 110 | 27 / 140 | 82 / 87 |
| Lease | | | | | |
| New Listings / YTD | 35 / 138 | 26 / 118 | 27 / 131 | 22 / 135 | 13 / 94 |
| Sales / YTD | 8 / 39 | 6 / 43 | 9 / 33 | 5 / 32 | 4 / 26 |
| Sales to New Listings Ratio / YTD | 23% / 28% | 23% / 36% | 33% / 25% | 23% / 24% | 31% / 28% |
| Sales Volume | 786,874 | 991,989 | 659,712 | 1,284,922 | 173,400 |
| Sales Volume YTD | 3,280,940 | 4,941,029 | 4,532,621 | 4,718,939 | 3,154,412 |
| Average Sale Price | 98,359 | 165,332 | 73,301 | 256,984 | 43,350 |
| Average Sale Price YTD | 84,127 | 114,908 | 137,352 | 147,467 | 121,324 |
| Median Sale Price | 87,750 | 194,338 | 66,960 | 141,167 | 47,400 |
| Median Sale Price YTD | 63,044 | 78,840 | 66,960 | 69,900 | 88,840 |
| Average Days on Market / YTD | 196 / 157 | 134 / 162 | 207 / 182 | 301 / 142 | 40 / 74 |
| Median Days on Market / YTD | 157 / 101 | 56 / 116 | 67 / 106 | 238 / 76 | 39 / 61 |
| Farms | | | | | |
| New Listings / YTD | 0 / 0 | 0 / 0 | 0 / 0 | 0 / 0 | 4 / 67 |
| Sales / YTD | 0 / 0 | 0 / 0 | 0 / 1 | 0 / 5 | 3 / 20 |
| Sales to New Listings Ratio / YTD | 0% / 0% | 0% / 0% | 0% / 0% | 0% / 0% | 75% / 30% |
| Sales Volume | 0 | 0 | 0 | 0 | 840,000 |
| Sales Volume YTD | 0 | 0 | 700,000 | 1,408,000 | 16,831,250 |
| Average Sale Price | 0 | 0 | 0 | 0 | 280,000 |
| Average Sale Price YTD | 0 | 0 | 700,000 | 281,600 | 841,563 |
| Median Sale Price | 0 | 0 | 0 | 0 | 235,000 |
| Median Sale Price YTD | 0 | 0 | 700,000 | 280,000 | 535,000 |
| Average Days on Market / YTD | 0 / 0 | 0 / 0 | 0 / 523 | 0 / 355 | 180 / 132 |
| Median Days on Market / YTD | 0 / 0 | 0 / 0 | 0 / 523 | 0 / 376 | 164 / 50 |
| Total Commercial² | | | | | |
| New Listings / YTD | 145 / 578 | 92 / 519 | 86 / 441 | 92 / 442 | 78 / 495 |
| Sales / YTD | 27 / 112 | 21 / 114 | 31 / 118 | 20 / 107 | 22 / 103 |
| Sales to New Listings Ratio / YTD | 19% / 19% | 23% / 22% | 36% / 27% | 22% / 24% | 28% / 21% |
| Sales Volume | 16,443,874 | 8,902,334 | 12,137,142 | 9,221,525 | 11,353,049 |
| Sales Volume YTD | 50,958,439 | 44,305,297 | 54,378,740 | 47,155,292 | 54,047,111 |
| Average Sale Price | 609,032 | 423,921 | 391,521 | 461,076 | 516,048 |
| Average Sale Price YTD | 454,986 | 388,643 | 460,837 | 440,704 | 524,729 |
| Median Sale Price | 265,000 | 310,500 | 260,000 | 373,278 | 221,250 |
| Median Sale Price YTD | 246,000 | 219,000 | 318,750 | 290,000 | 267,000 |
| Average Days on Market / YTD | 190 / 199 | 194 / 164 | 180 / 164 | 157 / 176 | 160 / 122 |
| Median Days on Market / YTD | 112 / 124 | 104 / 107 | 158 / 118 | 92 / 118 | 91 / 76 |

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

May 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 | 7,578 (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 | 10,290 (1,904) | 1,369 (106) | 715 (21) | 7,293 (1,310) | 422 (14) |
| | June | 10,675 (1,801) | 1,506 (120) | 727 (19) | 7,682 (1,255) | 435 (8) |
| | July | 10,521 (1,723) | 1,528 (121) | 721 (28) | 7,603 (1,217) | 432 (20) |
| | August | 10,043 (1,678) | 1,452 (124) | 707 (27) | 7,292 (1,152) | 419 (21) |
| | September | 9,431 (1,312) | 1,306 (84) | 682 (29) | 6,824 (922) | 406 (18) |
| | October | 8,736 (1,234) | 1,189 (89) | 677 (33) | 6,310 (853) | 397 (23) |
| | November | 8,085 (1,105) | 1,054 (70) | 686 (14) | 5,827 (796) | 403 (8) |
| | December | 6,701 (769) | 887 (35) | 598 (24) | 4,774 (566) | 341 (15) |
| 2019 | January | 7,086 (795) | 909 (41) | 654 (22) | 5,012 (575) | 378 (16) |
| | February | 7,432 (977) | 949 (44) | 683 (18) | 5,243 (711) | 389 (10) |
| | March | 8,293 (1,198) | 1,080 (70) | 728 (16) | 5,813 (850) | 420 (11) |
| | April | 8,996 (1,682) | 1,233 (81) | 729 (29) | 6,367 (1,151) | 432 (19) |
| | May | 9,541 (1,981) | 1,343 (103) | 787 (27) | 6,842 (1,363) | 460 (17) |

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.

May 2019

| | | 2019 | 2018 | 2017 | 2019 YTD | 2018 YTD | 2017 YTD |
|-------------------------------|---------|---------|---------|---------|----------|----------|----------|
| Single Family Detached | | | | | | | |
| Northwest | Sales | 58 | 42 | 47 | 159 | 158 | 171 |
| | Average | 426,422 | 436,368 | 402,881 | 423,211 | 434,581 | 431,957 |
| | Median | 375,250 | 369,000 | 375,500 | 380,000 | 379,000 | 389,000 |
| North Central | Sales | 165 | 158 | 162 | 580 | 613 | 594 |
| | Average | 369,052 | 386,763 | 382,236 | 361,245 | 379,997 | 386,374 |
| | Median | 365,000 | 376,000 | 373,500 | 355,400 | 372,000 | 370,000 |
| Northeast | Sales | 47 | 38 | 33 | 159 | 154 | 175 |
| | Average | 303,000 | 329,151 | 351,456 | 328,566 | 322,502 | 346,327 |
| | Median | 295,000 | 292,000 | 329,900 | 309,000 | 295,500 | 322,000 |
| Central | Sales | 24 | 28 | 30 | 104 | 99 | 120 |
| | Average | 276,808 | 308,462 | 291,323 | 245,222 | 324,677 | 278,351 |
| | Median | 257,500 | 275,063 | 281,500 | 226,000 | 295,000 | 261,250 |
| West | Sales | 71 | 77 | 89 | 255 | 293 | 340 |
| | Average | 511,390 | 586,989 | 517,322 | 502,392 | 540,903 | 514,365 |
| | Median | 440,000 | 447,500 | 430,000 | 419,000 | 437,500 | 437,000 |
| Southwest | Sales | 117 | 145 | 134 | 384 | 416 | 464 |
| | Average | 593,680 | 552,302 | 540,158 | 577,011 | 576,458 | 553,146 |
| | Median | 505,000 | 495,000 | 488,950 | 486,375 | 515,000 | 487,750 |
| Southeast | Sales | 144 | 151 | 160 | 496 | 562 | 568 |
| | Average | 398,683 | 413,691 | 405,281 | 396,984 | 400,451 | 398,594 |
| | Median | 381,000 | 385,000 | 385,000 | 375,000 | 373,157 | 375,000 |
| Anthony Henday | Sales | 182 | 145 | 151 | 593 | 531 | 522 |
| | Average | 481,150 | 498,505 | 514,343 | 472,146 | 505,554 | 507,185 |
| | Median | 446,500 | 446,000 | 465,000 | 435,000 | 453,000 | 461,000 |
| City of Edmonton Total | Sales | 808 | 784 | 806 | 2,730 | 2,826 | 2,954 |
| | Average | 442,153 | 459,966 | 449,292 | 432,647 | 451,240 | 446,878 |
| | Median | 399,950 | 410,500 | 415,000 | 393,500 | 402,250 | 406,750 |
| Condominiums | | | | | | | |
| Northwest | Sales | 20 | 13 | 9 | 48 | 45 | 42 |
| | Average | 286,125 | 257,461 | 202,906 | 257,136 | 247,313 | 254,399 |
| | Median | 258,500 | 255,500 | 215,000 | 237,250 | 250,000 | 231,750 |
| North Central | Sales | 64 | 68 | 53 | 231 | 232 | 237 |
| | Average | 197,988 | 211,194 | 210,383 | 196,381 | 204,930 | 213,286 |
| | Median | 194,000 | 192,250 | 191,500 | 188,000 | 193,250 | 202,750 |
| Northeast | Sales | 34 | 30 | 31 | 109 | 108 | 124 |
| | Average | 155,071 | 149,637 | 187,295 | 152,226 | 162,473 | 178,140 |
| | Median | 152,500 | 155,500 | 187,000 | 155,000 | 161,250 | 170,000 |
| Central | Sales | 57 | 67 | 63 | 214 | 258 | 280 |
| | Average | 283,387 | 282,332 | 291,932 | 257,324 | 277,991 | 286,652 |
| | Median | 245,000 | 270,000 | 290,000 | 238,500 | 257,000 | 282,000 |
| West | Sales | 36 | 27 | 49 | 129 | 144 | 152 |
| | Average | 195,043 | 266,244 | 231,474 | 186,663 | 216,200 | 221,746 |
| | Median | 181,875 | 204,000 | 205,000 | 181,000 | 195,000 | 204,500 |
| Southwest | Sales | 73 | 64 | 70 | 228 | 246 | 266 |
| | Average | 240,072 | 268,355 | 274,980 | 251,473 | 265,572 | 274,715 |
| | Median | 240,000 | 237,750 | 269,150 | 235,000 | 237,375 | 260,000 |
| Southeast | Sales | 56 | 54 | 62 | 190 | 217 | 203 |
| | Average | 222,799 | 216,008 | 239,004 | 203,742 | 219,361 | 235,699 |
| | Median | 191,000 | 227,500 | 238,250 | 194,500 | 215,000 | 225,000 |
| Anthony Henday | Sales | 57 | 66 | 53 | 213 | 230 | 230 |
| | Average | 264,541 | 260,645 | 279,451 | 236,302 | 258,172 | 260,184 |
| | Median | 252,500 | 245,000 | 258,500 | 229,000 | 245,500 | 239,435 |
| City of Edmonton Total | Sales | 397 | 389 | 390 | 1,362 | 1,480 | 1,534 |
| | Average | 231,541 | 242,529 | 249,729 | 220,136 | 237,423 | 246,450 |
| | Median | 215,000 | 220,000 | 224,250 | 204,500 | 215,000 | 225,000 |

n/a = insufficient data

May 2019

| | 2019 | 2018 | 2017 | 2016 | 2015 |
|---|---------------|---------------|---------------|---------------|---------------|
| Edmonton City Monthly | | | | | |
| New Listings | 2,821 | 3,203 | 2,819 | 2,466 | 2,547 |
| Sales | 1,380 | 1,324 | 1,364 | 1,420 | 1,386 |
| Sales Volume | 513,669,699 | 507,159,389 | 517,841,111 | 545,992,003 | 533,886,824 |
| Edmonton City Year to Date | | | | | |
| New Listings | 11,342 | 12,264 | 11,166 | 11,161 | 11,074 |
| Sales | 4,723 | 4,943 | 5,145 | 5,043 | 5,167 |
| Sales Volume | 1,697,099,061 | 1,849,656,888 | 1,933,496,875 | 1,882,456,931 | 1,935,153,452 |
| Edmonton City Month End Active Inventory | | | | | |
| Residential | 6,842 | 7,293 | 6,260 | 5,821 | 5,460 |
| Commercial | 460 | 422 | 300 | 318 | 304 |
| TOTAL | 7,302 | 7,715 | 6,560 | 6,139 | 5,764 |
| <hr/> | | | | | |
| Edmonton CMA Monthly | | | | | |
| New Listings | 4,275 | 4,859 | 4,330 | 3,760 | 3,861 |
| Sales | 2,111 | 2,031 | 2,116 | 2,228 | 2,157 |
| Sales Volume | 799,676,416 | 794,894,077 | 825,238,394 | 877,673,921 | 848,702,102 |
| Edmonton CMA Year to Date | | | | | |
| New Listings | 17,253 | 18,646 | 16,862 | 17,145 | 17,092 |
| Sales | 7,084 | 7,466 | 7,661 | 7,532 | 7,853 |
| Sales Volume | 2,620,338,477 | 2,850,306,511 | 2,944,760,753 | 2,891,119,714 | 3,052,657,998 |
| Edmonton CMA Month End Active Inventory | | | | | |
| Residential | 9,541 | 10,290 | 8,813 | 8,331 | 7,677 |
| Rural | 1,343 | 1,369 | 1,188 | 1,125 | 1,340 |
| Commercial | 787 | 715 | 588 | 591 | 640 |
| TOTAL | 11,671 | 12,374 | 10,589 | 10,047 | 9,657 |
| <hr/> | | | | | |
| Total Board Monthly | | | | | |
| New Listings | 5,104 | 5,836 | 5,155 | 4,477 | 4,591 |
| Sales | 2,400 | 2,280 | 2,371 | 2,502 | 2,436 |
| Sales Volume | 873,189,345 | 864,558,114 | 897,878,801 | 954,925,344 | 928,605,767 |
| Total Board Year to Date | | | | | |
| New Listings | 20,351 | 21,934 | 19,951 | 20,108 | 20,290 |
| Sales | 8,000 | 8,329 | 8,614 | 8,388 | 8,806 |
| Sales Volume | 2,857,139,547 | 3,078,736,100 | 3,211,059,794 | 3,116,494,982 | 3,313,131,809 |

May 2019

| | | 2019 | 2018 | 2017 | 2019 YTD | 2018 YTD | 2017 YTD |
|--------------------------|---------------------|------------|------------|------------|------------|------------|------------|
| Barrhead | Sales | 9 | 5 | 5 | 24 | 19 | 25 |
| | Sales Volume | 2,193,450 | 963,500 | 1,057,000 | 5,939,450 | 4,168,000 | 5,684,265 |
| | Average Price | 243,717 | 192,700 | 211,400 | 247,477 | 219,368 | 227,371 |
| | Median Price | 195,000 | 195,000 | 220,000 | 207,500 | 205,000 | 227,500 |
| Beaumont | Sales | 46 | 43 | 50 | 136 | 166 | 133 |
| | Sales Volume | 20,714,917 | 19,079,980 | 21,384,927 | 56,989,307 | 75,815,936 | 56,993,074 |
| | Average Price | 450,324 | 443,720 | 427,699 | 419,039 | 456,723 | 428,519 |
| | Median Price | 436,500 | 435,000 | 430,000 | 411,000 | 450,000 | 425,900 |
| Bonnyville | Sales | 7 | 8 | 5 | 26 | 33 | 27 |
| | Sales Volume | 1,950,000 | 2,370,000 | 941,000 | 5,591,000 | 8,680,733 | 7,403,100 |
| | Average Price | 278,571 | 296,250 | 188,200 | 215,038 | 263,053 | 274,189 |
| | Median Price | 250,000 | 305,000 | 178,000 | 194,500 | 281,000 | 291,500 |
| Cold Lake | Sales | 33 | 40 | 42 | 114 | 107 | 106 |
| | Sales Volume | 10,299,638 | 11,981,700 | 13,154,400 | 32,301,438 | 29,466,149 | 34,173,856 |
| | Average Price | 312,110 | 299,543 | 313,200 | 283,346 | 275,385 | 322,395 |
| | Median Price | 333,000 | 295,000 | 324,500 | 299,000 | 279,500 | 322,500 |
| Devon | Sales | 14 | 8 | 7 | 32 | 37 | 36 |
| | Sales Volume | 3,480,000 | 2,452,900 | 2,648,150 | 9,597,000 | 11,053,884 | 12,374,150 |
| | Average Price | 248,571 | 306,613 | 378,307 | 299,906 | 298,754 | 343,726 |
| | Median Price | 252,500 | 316,450 | 361,500 | 308,750 | 305,000 | 344,250 |
| Drayton Valley | Sales | 14 | 11 | 18 | 42 | 32 | 51 |
| | Sales Volume | 3,120,000 | 2,316,500 | 5,112,750 | 10,422,000 | 6,988,800 | 13,606,050 |
| | Average Price | 222,857 | 210,591 | 284,042 | 248,143 | 218,400 | 266,785 |
| | Median Price | 237,500 | 228,000 | 326,250 | 270,000 | 230,000 | 269,900 |
| Fort Saskatchewan | SFD Sales | 31 | 29 | 39 | 109 | 118 | 118 |
| | SFD Average Price | 381,481 | 417,014 | 438,672 | 390,015 | 414,291 | 424,102 |
| | SFD Median Price | 386,500 | 395,000 | 417,000 | 389,000 | 403,250 | 402,250 |
| | Condo Sales | 4 | 3 | 3 | 24 | 16 | 25 |
| | Condo Average Price | n/a | n/a | n/a | 242,767 | 218,900 | 256,496 |
| | Condo Median Price | n/a | n/a | n/a | 238,750 | 211,000 | 230,000 |
| Total Sales Volume | 18,224,690 | 16,137,600 | 23,643,751 | 62,846,490 | 66,081,896 | 73,273,234 | |
| Gibbons | Sales | 10 | 10 | 9 | 29 | 18 | 32 |
| | Sales Volume | 2,899,500 | 2,928,000 | 3,147,000 | 8,297,900 | 5,146,000 | 10,059,000 |
| | Average Price | 289,950 | 292,800 | 349,667 | 286,134 | 285,889 | 314,344 |
| | Median Price | 263,750 | 304,000 | 345,000 | 272,500 | 285,250 | 290,250 |
| Leduc | SFD Sales | 47 | 45 | 38 | 153 | 159 | 138 |
| | SFD Average Price | 377,789 | 356,351 | 380,371 | 375,800 | 359,696 | 378,469 |
| | SFD Median Price | 342,500 | 342,500 | 372,000 | 350,000 | 347,000 | 371,650 |
| | Condo Sales | 7 | 8 | 7 | 32 | 29 | 20 |
| | Condo Average Price | 197,729 | 217,222 | 225,771 | 212,494 | 220,902 | 231,897 |
| | Condo Median Price | 200,100 | 199,950 | 224,000 | 205,050 | 195,000 | 222,000 |
| | Total Sales Volume | 23,618,299 | 20,334,737 | 18,637,197 | 76,791,524 | 74,445,111 | 65,727,647 |

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.

May 2019

| | 2019 | 2018 | 2017 | 2019 YTD | 2018 YTD | 2017 YTD |
|----------------------|------------|------------|------------|-------------|-------------|-------------|
| Morinville | | | | | | |
| Sales | 27 | 28 | 25 | 70 | 98 | 89 |
| Sales Volume | 9,039,400 | 9,759,775 | 8,053,000 | 22,072,459 | 32,259,568 | 28,807,150 |
| Average Price | 334,793 | 348,563 | 322,120 | 315,321 | 329,179 | 323,676 |
| Median Price | 340,000 | 371,000 | 326,000 | 311,000 | 348,500 | 326,000 |
| Sherwood Park | | | | | | |
| SFD Sales | 99 | 94 | 84 | 315 | 310 | 322 |
| SFD Average Price | 445,351 | 449,079 | 468,706 | 450,472 | 451,878 | 457,048 |
| SFD Median Price | 424,000 | 433,450 | 452,000 | 420,000 | 428,250 | 435,250 |
| Condo Sales | 26 | 25 | 25 | 90 | 93 | 87 |
| Condo Average Price | 308,690 | 306,160 | 307,699 | 292,957 | 288,979 | 303,017 |
| Condo Median Price | 300,500 | 306,000 | 302,500 | 279,801 | 284,900 | 297,000 |
| Total Sales Volume | 56,271,743 | 55,207,111 | 51,282,255 | 178,736,613 | 181,571,412 | 186,407,127 |
| Spruce Grove | | | | | | |
| SFD Sales | 41 | 37 | 54 | 145 | 163 | 180 |
| SFD Average Price | 423,338 | 391,569 | 409,153 | 391,533 | 391,542 | 392,717 |
| SFD Median Price | 360,000 | 390,000 | 385,000 | 360,000 | 382,000 | 382,250 |
| Condo Sales | 6 | 8 | 4 | 25 | 31 | 29 |
| Condo Average Price | 218,333 | 215,044 | n/a | 231,840 | 210,460 | 232,104 |
| Condo Median Price | 194,500 | 203,500 | n/a | 219,000 | 200,000 | 218,000 |
| Total Sales Volume | 27,618,021 | 19,253,500 | 26,852,400 | 85,483,966 | 87,838,915 | 93,266,408 |
| St. Albert | | | | | | |
| SFD Sales | 96 | 106 | 102 | 293 | 335 | 295 |
| SFD Average Price | 460,948 | 456,034 | 479,333 | 474,796 | 479,225 | 468,521 |
| SFD Median Price | 426,000 | 424,500 | 450,000 | 443,000 | 445,000 | 435,000 |
| Condo Sales | 20 | 34 | 27 | 82 | 110 | 104 |
| Condo Average Price | 278,685 | 254,490 | 271,111 | 262,396 | 279,361 | 274,666 |
| Condo Median Price | 255,500 | 231,000 | 260,500 | 246,500 | 252,000 | 260,750 |
| Total Sales Volume | 51,490,034 | 60,106,251 | 59,186,867 | 169,591,230 | 197,971,226 | 174,743,883 |
| St. Paul | | | | | | |
| Sales | 12 | 16 | 8 | 43 | 44 | 43 |
| Sales Volume | 2,856,900 | 4,578,400 | 2,233,500 | 9,894,342 | 11,351,100 | 11,567,900 |
| Average Price | 238,075 | 286,150 | 279,188 | 230,101 | 257,980 | 269,021 |
| Median Price | 236,950 | 298,750 | 299,000 | 231,900 | 270,500 | 275,000 |
| Stony Plain | | | | | | |
| Sales | 33 | 32 | 50 | 120 | 123 | 147 |
| Sales Volume | 10,359,495 | 10,465,565 | 17,886,126 | 37,025,194 | 40,453,896 | 48,875,927 |
| Average Price | 313,924 | 327,049 | 357,723 | 308,543 | 328,893 | 332,489 |
| Median Price | 309,000 | 332,000 | 363,500 | 309,900 | 326,000 | 330,000 |
| Vegreville | | | | | | |
| Sales | 7 | 5 | 7 | 23 | 21 | 28 |
| Sales Volume | 1,175,000 | 1,277,000 | 1,589,900 | 4,136,400 | 4,525,000 | 5,947,900 |
| Average Price | 167,857 | 255,400 | 227,129 | 179,843 | 215,476 | 212,425 |
| Median Price | 118,000 | 255,000 | 210,000 | 150,000 | 217,000 | 225,000 |
| Westlock | | | | | | |
| Sales | 9 | 3 | 8 | 27 | 26 | 31 |
| Sales Volume | 2,015,900 | n/a | 1,903,500 | 6,049,050 | 5,468,200 | 6,370,750 |
| Average Price | 223,989 | n/a | 237,938 | 224,039 | 210,315 | 205,508 |
| Median Price | 213,000 | n/a | 242,500 | 213,000 | 202,500 | 237,500 |
| Wetaskiwin | | | | | | |
| Sales | 17 | 12 | 12 | 56 | 57 | 68 |
| Sales Volume | 3,802,000 | 2,922,500 | 3,234,250 | 11,398,800 | 12,598,925 | 15,921,450 |
| Average Price | 223,647 | 243,542 | 269,521 | 203,550 | 221,034 | 234,139 |
| Median Price | 240,000 | 234,750 | 264,750 | 208,500 | 218,000 | 235,625 |

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.

May 2019

| | | 2019 | 2018 | 2017 | 2019 YTD | 2018 YTD | 2017 YTD |
|--|--------------|------------|------------|------------|------------|------------|------------|
| Rural¹ Sales by County | | | | | | | |
| Athabasca County | Sales | 6 | 5 | 2 | 17 | 14 | 11 |
| | Sales Volume | 1,443,000 | 1,056,400 | n/a | 4,244,500 | 3,003,800 | 3,106,976 |
| Bonnyville M.D. | Sales | 17 | 8 | 13 | 49 | 34 | 43 |
| | Sales Volume | 6,017,500 | 3,284,448 | 6,105,500 | 16,370,900 | 12,355,348 | 17,440,990 |
| Lac la Biche County | Sales | 0 | 2 | 0 | 0 | 2 | 0 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Lac Ste. Anne County | Sales | 0 | 0 | 0 | 0 | 0 | 0 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Leduc County | Sales | 9 | 17 | 21 | 48 | 60 | 69 |
| | Sales Volume | 5,874,500 | 10,009,000 | 9,615,300 | 25,528,800 | 29,175,988 | 33,163,500 |
| Parkland County | Sales | 42 | 48 | 48 | 129 | 144 | 177 |
| | Sales Volume | 18,269,594 | 24,407,650 | 24,209,250 | 57,321,233 | 67,450,766 | 87,376,399 |
| Smoky Lake County | Sales | 3 | 1 | 2 | 13 | 7 | 4 |
| | Sales Volume | n/a | n/a | n/a | 3,721,150 | 1,224,900 | n/a |
| St. Paul County | Sales | 8 | 14 | 7 | 31 | 34 | 31 |
| | Sales Volume | 968,500 | 2,820,750 | 1,132,500 | 5,995,200 | 6,100,150 | 5,923,700 |
| Strathcona County | Sales | 29 | 28 | 31 | 100 | 112 | 107 |
| | Sales Volume | 15,383,500 | 19,455,800 | 17,750,800 | 62,583,070 | 65,950,700 | 64,333,643 |
| Sturgeon County | Sales | 23 | 13 | 21 | 62 | 47 | 68 |
| | Sales Volume | 13,678,500 | 8,857,400 | 11,423,700 | 37,013,000 | 27,477,300 | 39,176,000 |
| Thorhild County | Sales | 4 | 7 | 3 | 9 | 12 | 16 |
| | Sales Volume | n/a | 1,369,400 | n/a | 2,679,640 | 2,598,400 | 4,397,500 |
| Two Hills County | Sales | 1 | 4 | 0 | 3 | 8 | 8 |
| | Sales Volume | n/a | n/a | n/a | n/a | 2,324,900 | 2,917,000 |
| 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.

May 2019

| | | 2019 | 2018 | 2017 | 2019 YTD | 2018 YTD | 2017 YTD |
|---|--------------|------|------|------|-----------|----------|-----------|
| Commercial¹ Sales by County | | | | | | | |
| Athabasca County | Sales | 0 | 0 | 0 | 0 | 0 | 2 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Bonnyville M.D. | Sales | 0 | 0 | 1 | 4 | 2 | 6 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | 2,568,660 |
| 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 | 2 | 0 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Leduc County | Sales | 0 | 0 | 1 | 1 | 1 | 2 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Parkland County | Sales | 1 | 0 | 0 | 2 | 1 | 1 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Smoky Lake County | Sales | 0 | 0 | 0 | 1 | 1 | 3 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| St. Paul County | Sales | 2 | 0 | 0 | 5 | 1 | 2 |
| | Sales Volume | n/a | n/a | n/a | 1,161,000 | n/a | n/a |
| Strathcona County | Sales | 1 | 0 | 0 | 2 | 1 | 1 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Sturgeon County | Sales | 0 | 0 | 0 | 2 | 0 | 1 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Thorhild County | Sales | 0 | 0 | 0 | 1 | 0 | 0 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Two Hills County | Sales | 0 | 0 | 0 | 1 | 0 | 0 |
| | Sales Volume | n/a | n/a | n/a | n/a | n/a | n/a |
| Vermilion River County | 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

¹ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.