

# Media Release

## Year over year residential unit sales and average prices decrease

**Edmonton, November 2, 2018:** In the Edmonton Census Metropolitan Area (CMA), the all residential unit sales month over month decreased 5.71% and decreased 13.61% year over year. Single family home sales are down 9.71% compared to September 2018, and down 14.86% compared to October 2017. Duplex/rowhouses decreased 20.16% month over month and 30.77% year over year. Month over month unit sales of condominiums increased 8.80% and decreased 4.92% relative to October 2017.

Average prices also declined in October. The all residential average price was \$358,954, a month over month decrease of 4.01% and year over year decrease of 3.08%. The average price of a single family home was \$425,864, a decrease of 1.36% compared to September 2018 and decrease of 1.30% compared to October 2017. Duplex/rowhouses decreased 3.45% month over month and 2.21% year over year, to an average price of \$333,215. Condominiums also decreased to an average price of \$221,293, down 8.16% compared to September 2018 and down 8.80% compared to October 2017.

“Some of the market decreases are a result of slower sales coupled with higher inventory and listings, as well, it is also common for both prices and sales to begin to decrease at this time of year due to seasonal market fluctuations.” says REALTORS® Association of Edmonton Chair Darcy Torhjem. “As we move towards the end of the year, we will likely see average days on market grow with inventory remaining higher.”

New listings and overall inventory are down compared to September 2018. Listings decreased 3.22% and inventory decreased 2.68% month over month. When compared to October 2017, both categories were up. New listings increased 4.05% and inventory increased 8.50% year over year.

The average days on market for single family homes increased to 62 days, increasing by one day compared to September 2018 and seven days compared to October 2017. Average days on market for duplex/rowhouses was unchanged month over month, and five days longer year over year. Condominiums sold on average in 72 days, three days shorter compared to September 2018 and five days longer relative to October 2017.

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<b>MLS® System Activity</b> (for all-residential sales in Edmonton CMA <sup>1</sup> )	<b>October 2018</b>	<b>M/M % Change</b>	<b>Y/Y % Change</b>
SFD <sup>2</sup> average <sup>3</sup> selling price – month	\$425,864	-1.36%	-1.30%
SFD median <sup>4</sup> selling price – month	\$380,000	-2.56%	-2.56%
Condominium average selling price	\$221,293	-8.16%	-8.80%
Condominium median selling price	\$202,000	-8.18%	-12.17%
All-residential <sup>5</sup> average selling price	\$358,954	-4.01%	-3.08%
All-residential median selling price	\$335,000	-4.29%	-3.46%
# residential listings this month	2,438	-3.22%	4.05%
# residential sales this month	1,155	-5.71%	-13.61%
# residential inventory at month end	8,363	-2.68%	8.50%
# Total <sup>6</sup> MLS® System sales this month	1,551	-4.96%	-9.72%
\$ Value Total residential sales this month	470,065,156	-8.89%	-14.58%
\$ Value of total MLS® System sales – month	562,913,115	-8.11%	-12.55%
\$ Value of total MLS® System sales - YTD	6,638,243,536	9.19%	-4.94%

<sup>1</sup> Census Metropolitan Area (Edmonton and municipalities in the four surrounding counties)

<sup>2</sup> Single Family Dwelling

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

<sup>4</sup> Median: The middle figure in an ordered list of all sales prices

<sup>5</sup> Residential includes SFD, condos and duplex/row houses

<sup>6</sup> Includes residential, rural and commercial sales

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

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## October 2018

	2018	2017	2016	2015	2014
<b>Single Family Detached</b>					
Listings / YTD	1,398 / 17,343	1,319 / 16,005	1,184 / 15,645	1,270 / 16,659	1,246 / 14,800
Sales / YTD	716 / 8,543	841 / 8,854	847 / 8,903	776 / 9,339	907 / 10,267
Sales to Listings Ratio / YTD	51% / 49%	64% / 55%	72% / 57%	61% / 56%	73% / 69%
Sales Volume	304,918,616	362,868,678	360,405,354	336,305,570	389,187,635
Sales Volume YTD	3,718,524,471	3,884,639,877	3,867,855,743	4,097,001,314	4,434,920,623
Average Sale Price	425,864	431,473	425,508	433,383	429,093
Average Sale Price YTD	435,272	438,744	434,444	438,698	431,959
Median Sale Price	380,000	390,000	392,900	398,500	399,000
Median Sale Price YTD	395,000	400,000	402,700	408,000	400,500
Average Days on Market / YTD	62 / 55	55 / 51	58 / 52	57 / 48	48 / 44
Median Days on Market / YTD	48 / 40	41 / 35	44 / 38	43 / 34	34 / 29
<b>Condominium</b>					
Listings / YTD	700 / 9,146	730 / 9,634	706 / 8,977	686 / 8,765	578 / 7,445
Sales / YTD	309 / 3,536	325 / 3,706	351 / 3,771	359 / 4,389	443 / 5,019
Sales to Listings Ratio / YTD	44% / 39%	45% / 38%	50% / 42%	52% / 50%	77% / 67%
Sales Volume	68,379,484	78,864,204	85,635,933	88,013,629	114,851,871
Sales Volume YTD	844,727,644	927,639,598	948,297,018	1,109,358,806	1,265,048,735
Average Sale Price	221,293	242,659	243,977	245,163	259,259
Average Sale Price YTD	238,894	250,308	251,471	252,759	252,052
Median Sale Price	202,000	230,000	227,900	225,000	240,000
Median Sale Price YTD	219,000	229,250	234,000	235,000	233,000
Average Days on Market / YTD	72 / 71	67 / 66	65 / 62	63 / 54	56 / 52
Median Days on Market / YTD	57 / 55	58 / 51	55 / 49	52 / 42	47 / 37
<b>Duplex/Rowhouse</b>					
Listings / YTD	258 / 2,841	242 / 2,620	195 / 2,480	233 / 2,274	144 / 1,652
Sales / YTD	99 / 1,412	143 / 1,537	151 / 1,468	121 / 1,361	123 / 1,274
Sales to Listings Ratio / YTD	38% / 50%	59% / 59%	77% / 59%	52% / 60%	85% / 77%
Sales Volume	32,988,320	48,725,791	50,867,861	43,231,367	43,228,829
Sales Volume YTD	482,215,447	534,961,705	508,803,414	482,860,263	439,097,958
Average Sale Price	333,215	340,740	336,873	357,284	351,454
Average Sale Price YTD	341,512	348,056	346,596	354,783	344,661
Median Sale Price	321,571	327,000	324,612	340,000	342,000
Median Sale Price YTD	326,440	332,000	330,000	341,000	330,000
Average Days on Market / YTD	66 / 62	61 / 63	66 / 61	48 / 48	41 / 43
Median Days on Market / YTD	50 / 48	50 / 48	47 / 46	42 / 34	31 / 29
<b>Total Residential<sup>2</sup></b>					
Listings / YTD	2,438 / 30,199	2,343 / 28,986	2,135 / 27,928	2,254 / 28,386	2,024 / 24,597
Sales / YTD	1,155 / 13,759	1,337 / 14,364	1,379 / 14,397	1,278 / 15,379	1,512 / 16,926
Sales to Listings Ratio / YTD	47% / 46%	57% / 50%	65% / 52%	57% / 54%	75% / 69%
Sales Volume	414,591,973	495,177,306	502,275,848	470,777,966	553,910,685
Sales Volume YTD	5,100,793,625	5,398,099,822	5,374,901,248	5,738,975,657	6,201,382,114
Average Sale Price	358,954	370,364	364,232	368,371	366,343
Average Sale Price YTD	370,724	375,808	373,335	373,170	366,382
Median Sale Price	335,000	347,000	348,000	346,000	350,000
Median Sale Price YTD	349,000	351,250	353,000	355,000	348,000
Average Days on Market / YTD	67 / 61	61 / 57	61 / 56	58 / 51	52 / 47
Median Days on Market / YTD	52 / 45	46 / 41	47 / 42	45 / 36	38 / 32

<sup>1</sup> Edmonton CMA (Census Metropolitan Area) includes the City of Edmonton and the Counties of Leduc, Parkland, Strathcona, and Sturgeon and the municipalities therein.

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

## October 2018

	2018	2017	2016	2015	2014
<b>Acres with Home</b>					
Listings / YTD	156 / 2,020	126 / 1,891	107 / 1,816	113 / 2,009	115 / 1,992
Sales / YTD	71 / 707	71 / 775	79 / 776	73 / 834	90 / 940
Sales to Listings Ratio / YTD	46% / 35%	56% / 41%	74% / 43%	65% / 42%	78% / 47%
Sales Volume	44,715,449	44,210,700	44,414,100	43,438,800	52,522,200
Sales Volume YTD	414,407,819	466,041,142	445,534,911	501,800,685	544,673,685
Average Sale Price	629,795	622,686	562,204	595,052	583,580
Average Sale Price YTD	586,150	601,343	574,143	601,679	579,440
Median Sale Price	529,000	518,000	489,900	555,500	520,000
Median Sale Price YTD	534,200	565,000	545,000	550,000	540,000
Average Days on Market / YTD	92 / 79	91 / 83	82 / 77	69 / 73	81 / 72
Median Days on Market / YTD	77 / 55	55 / 55	69 / 54	52 / 52	58 / 47
<b>Vacant Acreage and Recreational</b>					
Listings / YTD	45 / 571	33 / 524	36 / 569	49 / 627	52 / 815
Sales / YTD	20 / 185	24 / 190	17 / 179	17 / 177	32 / 223
Sales to Listings Ratio / YTD	44% / 32%	73% / 36%	47% / 31%	35% / 28%	62% / 27%
Sales Volume	5,224,701	7,605,700	4,154,833	4,725,700	7,774,638
Sales Volume YTD	55,642,686	50,672,780	45,911,038	60,546,027	57,094,546
Average Sale Price	261,235	316,904	244,402	277,982	242,957
Average Sale Price YTD	300,771	266,699	256,486	342,068	256,029
Median Sale Price	233,750	245,000	163,333	252,000	230,500
Median Sale Price YTD	243,000	207,250	187,000	243,000	207,000
Average Days on Market / YTD	208 / 182	141 / 150	123 / 158	129 / 149	133 / 168
Median Days on Market / YTD	80 / 111	104 / 99	112 / 95	106 / 86	87 / 97
<b>Recreational with Home</b>					
Listings / YTD	3 / 23	1 / 24	1 / 33	1 / 39	0 / 34
Sales / YTD	0 / 12	0 / 10	1 / 11	1 / 17	2 / 16
Sales to Listings Ratio / YTD	0% / 52%	0% / 42%	100% / 33%	100% / 44%	0% / 47%
Sales Volume	0	0	622,000	734,900	565,000
Sales Volume YTD	4,432,049	3,676,900	5,336,000	6,571,050	6,226,100
Average Sale Price	0	0	622,000	734,900	282,500
Average Sale Price YTD	369,337	367,690	485,091	386,532	389,131
Median Sale Price	0	0	622,000	734,900	282,500
Median Sale Price YTD	317,500	381,500	519,000	349,900	422,000
Average Days on Market / YTD	0 / 100	0 / 85	133 / 108	21 / 117	180 / 76
Median Days on Market / YTD	0 / 100	0 / 65	133 / 94	21 / 56	180 / 59
<b>Total Rural<sup>2</sup></b>					
Listings / YTD	204 / 2,614	160 / 2,439	144 / 2,418	163 / 2,675	167 / 2,841
Sales / YTD	91 / 904	95 / 975	97 / 966	91 / 1,028	124 / 1,179
Sales to Listings Ratio / YTD	45% / 35%	59% / 40%	67% / 40%	56% / 38%	74% / 41%
Sales Volume	49,940,150	51,816,400	49,190,933	48,899,400	60,861,838
Sales Volume YTD	474,482,554	520,390,822	496,781,949	568,917,762	607,994,331
Average Sale Price	548,793	545,436	507,123	537,356	490,821
Average Sale Price YTD	524,870	533,734	514,267	553,422	515,686
Median Sale Price	475,000	450,000	455,000	495,000	464,250
Median Sale Price YTD	475,000	505,000	495,000	520,000	493,300
Average Days on Market / YTD	118 / 101	103 / 96	90 / 93	80 / 87	96 / 90
Median Days on Market / YTD	77 / 64	63 / 57	73 / 60	57 / 56	71 / 54

<sup>1</sup> Edmonton CMA (Census Metropolitan Area) includes the City of Edmonton and the Counties of Leduc, Parkland, Strathcona, and Sturgeon and the municipalities therein.

<sup>2</sup> Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

## October 2018

	2018	2017	2016	2015	2014
<b>Land</b>					
Listings / YTD	19 / 146	16 / 138	7 / 105	12 / 144	16 / 116
Sales / YTD	4 / 26	1 / 17	5 / 24	0 / 15	2 / 20
Sales to Listings Ratio / YTD	21% / 18%	6% / 12%	71% / 23%	0% / 10%	13% / 17%
Sales Volume	2,787,000	615,000	5,605,000	0	329,000
Sales Volume YTD	21,856,076	19,542,700	26,963,750	11,297,500	28,408,100
Average Sale Price	696,750	615,000	1,121,000	0	164,500
Average Sale Price YTD	840,618	1,149,571	1,123,490	753,167	1,420,405
Median Sale Price	640,000	615,000	1,240,000	0	164,500
Median Sale Price YTD	610,000	850,000	755,000	485,000	570,000
Average Days on Market / YTD	73 / 238	62 / 189	108 / 204	0 / 220	117 / 217
Median Days on Market / YTD	72 / 137	62 / 110	75 / 152	0 / 131	117 / 143
<b>Investment</b>					
Listings / YTD	20 / 281	21 / 195	17 / 238	11 / 210	20 / 229
Sales / YTD	13 / 84	9 / 71	4 / 73	3 / 61	7 / 76
Sales to Listings Ratio / YTD	65% / 30%	43% / 36%	24% / 31%	27% / 29%	35% / 33%
Sales Volume	6,518,673	5,347,000	1,095,000	1,232,500	6,440,000
Sales Volume YTD	68,997,310	45,107,015	53,476,953	38,528,854	59,581,598
Average Sale Price	501,436	594,111	273,750	410,833	920,000
Average Sale Price YTD	821,397	635,310	732,561	631,621	783,968
Median Sale Price	372,649	600,000	280,000	215,000	560,000
Median Sale Price YTD	503,745	450,000	400,000	405,000	444,750
Average Days on Market / YTD	149 / 178	276 / 175	65 / 155	150 / 149	124 / 140
Median Days on Market / YTD	182 / 143	154 / 133	53 / 121	175 / 114	100 / 87
<b>Multi Family</b>					
Listings / YTD	4 / 61	5 / 43	1 / 46	4 / 50	5 / 57
Sales / YTD	0 / 17	3 / 15	2 / 18	0 / 18	4 / 27
Sales to Listings Ratio / YTD	0% / 28%	60% / 35%	200% / 39%	0% / 36%	80% / 47%
Sales Volume	0	5,969,000	1,649,998	0	4,315,000
Sales Volume YTD	17,321,100	20,929,000	24,007,998	24,729,000	36,732,300
Average Sale Price	0	1,989,667	824,999	0	1,078,750
Average Sale Price YTD	1,018,888	1,395,267	1,333,778	1,373,833	1,360,456
Median Sale Price	0	2,247,000	824,999	0	845,000
Median Sale Price YTD	808,000	1,305,000	1,030,000	1,162,500	1,250,000
Average Days on Market / YTD	0 / 101	78 / 92	149 / 179	0 / 146	159 / 110
Median Days on Market / YTD	0 / 98	51 / 70	149 / 90	0 / 99	105 / 82
<b>Hotel/Motel</b>					
Listings / YTD	0 / 6	0 / 4	1 / 2	0 / 4	3 / 6
Sales / YTD	1 / 2	0 / 0	0 / 0	0 / 0	0 / 0
Sales to Listings Ratio / YTD	0% / 33%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	3,700,000	0	0	0	0
Sales Volume YTD	9,350,000	0	0	0	0
Average Sale Price	3,700,000	0	0	0	0
Average Sale Price YTD	4,675,000	0	0	0	0
Median Sale Price	3,700,000	0	0	0	0
Median Sale Price YTD	4,675,000	0	0	0	0
Average Days on Market / YTD	126 / 104	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	126 / 104	0 / 0	0 / 0	0 / 0	0 / 0

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## October 2018

	2018	2017	2016	2015	2014
<b>Business</b>					
Listings / YTD	22 / 218	27 / 202	13 / 165	25 / 223	21 / 261
Sales / YTD	3 / 40	4 / 43	2 / 36	3 / 32	6 / 38
Sales to Listings Ratio / YTD	14% / 18%	15% / 21%	15% / 22%	12% / 14%	29% / 15%
Sales Volume	911,000	1,212,000	350,000	398,000	953,000
Sales Volume YTD	8,178,800	6,959,389	8,418,388	7,161,000	9,474,149
Average Sale Price	303,667	303,000	175,000	132,667	158,833
Average Sale Price YTD	204,470	161,846	233,844	223,781	249,320
Median Sale Price	386,000	179,000	175,000	83,000	137,000
Median Sale Price YTD	111,000	112,500	142,500	94,000	109,825
Average Days on Market / YTD	152 / 145	103 / 136	102 / 152	156 / 134	124 / 168
Median Days on Market / YTD	130 / 136	103 / 109	102 / 115	143 / 98	130 / 111
<b>Lease</b>					
Listings / YTD	32 / 223	15 / 205	17 / 220	26 / 180	19 / 171
Sales / YTD	12 / 77	2 / 65	11 / 65	7 / 57	5 / 54
Sales to Listings Ratio / YTD	38% / 35%	13% / 32%	65% / 30%	27% / 32%	26% / 32%
Sales Volume	2,147,888	69,000	828,111	1,098,791	712,440
Sales Volume YTD	9,935,227	7,593,752	8,562,515	7,345,326	7,901,602
Average Sale Price	178,991	34,500	75,283	156,970	142,488
Average Sale Price YTD	129,029	116,827	131,731	128,865	146,326
Median Sale Price	122,603	34,500	47,424	64,800	148,800
Median Sale Price YTD	90,000	67,869	69,600	72,584	90,973
Average Days on Market / YTD	136 / 155	139 / 193	131 / 133	113 / 146	168 / 132
Median Days on Market / YTD	82 / 107	139 / 119	105 / 95	112 / 67	149 / 99
<b>Farms</b>					
Listings / YTD	0 / 0	0 / 0	0 / 0	2 / 122	3 / 214
Sales / YTD	0 / 0	0 / 2	0 / 6	4 / 43	5 / 105
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	200% / 35%	167% / 49%
Sales Volume	0	0	0	3,728,500	3,017,500
Sales Volume YTD	0	2,000,000	1,975,000	34,030,400	60,610,174
Average Sale Price	0	0	0	932,125	603,500
Average Sale Price YTD	0	1,000,000	329,167	791,405	577,240
Median Sale Price	0	0	0	689,250	550,000
Median Sale Price YTD	0	1,000,000	280,000	550,000	520,000
Average Days on Market / YTD	0 / 0	0 / 648	0 / 359	185 / 171	232 / 143
Median Days on Market / YTD	0 / 0	0 / 648	0 / 376	183 / 66	187 / 96
<b>Total Commercial<sup>2</sup></b>					
Listings / YTD	97 / 935	84 / 786	56 / 777	80 / 932	87 / 1,054
Sales / YTD	33 / 246	19 / 213	24 / 222	17 / 226	29 / 320
Sales to Listings Ratio / YTD	34% / 26%	23% / 27%	43% / 29%	21% / 24%	33% / 30%
Sales Volume	16,064,561	13,212,000	9,528,109	6,457,791	15,766,940
Sales Volume YTD	135,638,513	102,131,856	123,404,604	123,092,080	202,707,923
Average Sale Price	486,805	695,368	397,005	379,870	543,688
Average Sale Price YTD	551,376	479,492	555,877	544,655	633,462
Median Sale Price	270,000	600,000	146,813	215,000	385,000
Median Sale Price YTD	278,037	275,000	300,000	298,375	402,500
Average Days on Market / YTD	135 / 166	183 / 172	114 / 161	144 / 155	154 / 145
Median Days on Market / YTD	110 / 123	116 / 119	100 / 117	130 / 97	121 / 97

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<sup>2</sup> Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

## October 2018

Year	Month	CMA Residential <sup>2</sup>	CMA Rural <sup>3</sup>	CMA Commercial <sup>4</sup>	Edmonton Residential <sup>2</sup>	Edmonton Commercial <sup>4</sup>
2014	January	3,619	894	592	2,669	263
	February	3,949	978	594	2,911	260
	March	4,414	1,111	635	3,225	279
	April	4,979	1,247	642	3,663	273
	May	5,668	1,378	661	4,239	270
	June	5,751	1,406	645	4,328	269
	July	5,645	1,351	625	4,227	266
	August	5,380	1,405	603	4,053	253
	September	4,850	1,280	612	3,661	270
	October	4,506	1,113	587	3,429	263
	November	3,946	959	587	2,960	274
	December	3,126	792	508	2,327	232
2015	January	4,148	864	558	3,120	275
	February	5,041	1,010	593	3,786	291
	March	5,974	1,138	617	4,416	296
	April	6,789	1,266	617	4,991	303
	May	7,329	1,340	619	5,460	304
	June	7,202	1,374	604	5,445	311
	July	7,218	1,370	597	5,496	309
	August	7,248	1,341	606	5,509	287
	September	7,122	1,250	591	5,346	277
	October	6,667	1,097	573	4,976	276
	November	6,076	953	548	4,551	273
	December	5,131	806	488	3,788	236
2016	January	5,755	872	514	4,224	263
	February	6,681	954	539	4,888	284
	March	7,296	1,062	542	5,319	304
	April	7,801	1,160	549	5,650	295
	May	7,941	1,125	571	5,821	318
	June	7,837	1,155	574	5,761	322
	July	7,811	1,173	563	5,732	314
	August	7,557	1,164	562	5,567	312
	September	7,443	1,137	553	5,573	313
	October	6,928	1,002	537	5,186	309
	November	6,491	936	535	4,898	317
	December	5,276	794	478	3,918	284
2017	January	5,612	784	505	4,168	294
	February	6,122	843	519	4,532	296
	March	6,816	905	551	5,049	306
	April	7,631	1,049	572	5,629	305
	May	8,424	1,187	569	6,269	300
	June	8,611	1,217	557	6,442	305
	July	8,765	1,249	552	6,603	302
	August	8,655	1,249	570	6,535	317
	September	8,362	1,195	552	6,364	318
	October	7,708	1,047	552	5,837	320
	November	7,045	947	576	5,318	338
	December	5,795	805	530	4,332	308
2018	January	6,194	834	551	4,589	327
	February	6,766	901	604	5,019	360
	March	7,944	1,025	637	5,818	378
	April	8,694	1,095	647	6,382	388
	May	9,701	1,316	677	7,196	411
	June	10,033	1,435	688	7,529	423
	July	9,737	1,442	677	7,323	419
	August	9,193	1,364	661	6,947	404
	September	8,593	1,218	638	6,478	391
	October	8,363	1,183	654	6,306	396

<sup>1</sup> Edmonton CMA (Census Metropolitan Area) includes the City of Edmonton and the Counties of Leduc, Parkland, Strathcona, and Sturgeon and the municipalities therein.

<sup>2</sup> Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

<sup>3</sup> Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

<sup>4</sup> Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

## October 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
<b>Single Family Detached</b>							
<b>Northwest</b>	Sales	33	33	32	369	384	328
	Average	343,427	449,926	396,175	430,488	424,756	396,821
	Median	325,000	412,000	369,500	380,000	376,950	357,500
<b>North Central</b>	Sales	102	122	135	1,239	1,303	1,347
	Average	357,486	380,140	378,008	375,278	383,961	387,361
	Median	341,200	365,000	370,000	365,000	368,000	375,000
<b>Northeast</b>	Sales	33	35	46	354	364	389
	Average	303,555	342,276	348,293	317,847	348,089	342,414
	Median	298,000	312,000	343,839	298,750	320,750	327,000
<b>Central</b>	Sales	23	30	34	244	269	270
	Average	305,815	289,635	320,759	295,572	278,706	295,072
	Median	315,000	271,250	262,500	276,500	261,000	273,650
<b>West</b>	Sales	39	79	68	619	700	688
	Average	615,527	491,338	507,593	534,788	528,856	519,544
	Median	485,000	428,500	425,000	437,000	440,000	426,750
<b>Southwest</b>	Sales	80	95	87	911	1,041	991
	Average	566,886	539,348	545,851	574,419	562,876	546,287
	Median	500,750	475,000	483,000	509,000	494,500	490,000
<b>Southeast</b>	Sales	85	120	130	1,148	1,201	1,199
	Average	428,920	396,575	395,684	407,411	400,939	396,580
	Median	371,500	374,500	380,500	375,000	376,000	378,000
<b>Anthony Henday</b>	Sales	103	107	100	1,159	1,127	1,259
	Average	466,089	531,949	511,656	496,148	511,001	500,108
	Median	442,500	456,000	474,750	450,000	465,000	464,000
<b>City of Edmonton Total</b>	Sales	498	621	632	6,043	6,389	6,471
	Average	439,096	445,176	435,516	447,713	450,565	443,325
	Median	387,000	402,500	400,000	400,000	406,500	406,000
<b>Condominiums</b>							
<b>Northwest</b>	Sales	5	7	13	92	94	128
	Average	209,560	189,786	189,062	243,796	258,353	228,898
	Median	173,000	190,000	180,000	243,500	242,950	210,000
<b>North Central</b>	Sales	50	48	54	481	501	479
	Average	183,735	210,181	212,750	203,556	217,020	222,846
	Median	191,950	210,000	201,712	195,000	212,000	213,000
<b>Northeast</b>	Sales	17	24	26	203	246	258
	Average	151,376	159,638	161,518	165,450	177,067	192,871
	Median	173,500	165,000	158,250	165,000	173,000	193,000
<b>Central</b>	Sales	41	53	45	560	594	595
	Average	246,634	292,290	292,364	273,786	289,725	291,683
	Median	202,500	280,000	287,500	252,250	280,000	280,000
<b>West</b>	Sales	17	24	33	283	315	307
	Average	179,296	238,717	238,476	213,700	223,949	223,000
	Median	170,000	201,800	210,000	189,000	201,900	209,500
<b>Southwest</b>	Sales	48	45	39	528	593	544
	Average	230,277	270,254	286,572	270,098	284,714	277,107
	Median	213,500	265,000	260,000	249,450	267,500	258,700
<b>Southeast</b>	Sales	40	40	31	452	420	440
	Average	202,180	228,106	248,832	220,063	228,529	240,880
	Median	198,125	224,750	230,000	212,750	220,000	229,000
<b>Anthony Henday</b>	Sales	47	42	66	474	466	559
	Average	271,616	262,824	273,656	257,554	266,049	268,058
	Median	255,000	260,000	265,000	245,000	255,500	261,000
<b>City of Edmonton Total</b>	Sales	265	283	307	3,073	3,229	3,310
	Average	218,394	243,086	247,959	238,166	250,235	252,083
	Median	200,000	230,000	231,000	217,000	228,300	234,000

n/a = insufficient data



## October 2018

	2018	2017	2016	2015	2014
<b>Edmonton City Monthly</b>					
Listings	1,934	1,817	1,685	1,771	1,616
Sales	883	1,044	1,077	1,005	1,180
Sales Volume	321,502,317	396,639,198	396,704,591	373,097,918	443,684,372
<b>Edmonton City Year to Date</b>					
Listings	23,618	22,624	21,671	22,130	19,347
Sales	10,448	11,029	11,106	11,801	13,031
Sales Volume	3,924,216,730	4,198,731,765	4,196,740,922	4,423,833,154	4,813,244,471
<b>Edmonton City Month End Active Inventory</b>					
Residential	6,306	5,837	5,186	4,976	3,429
Commercial	396	320	309	276	263
TOTAL	6,702	6,157	5,495	5,252	3,692
<hr/>					
<b>Edmonton CMA Monthly</b>					
Listings	2,739	2,587	2,335	2,497	2,278
Sales	1,279	1,451	1,500	1,386	1,665
Sales Volume	480,596,684	560,205,706	560,994,890	526,135,157	630,539,463
<b>Edmonton CMA Year to Date</b>					
Listings	33,748	32,211	31,123	31,993	28,492
Sales	14,909	15,552	15,585	16,633	18,425
Sales Volume	5,710,914,692	6,020,622,500	5,995,087,801	6,430,985,499	7,012,084,368
<b>Edmonton CMA Month End Active Inventory</b>					
Residential	8,363	7,708	6,928	6,667	4,506
Rural	1,183	1,047	1,002	1,097	1,113
Commercial	654	552	537	573	587
TOTAL	10,200	9,307	8,467	8,337	6,206
<hr/>					
<b>Total Board Monthly</b>					
Listings	3,338	3,149	2,871	3,032	2,889
Sales	1,551	1,718	1,793	1,666	2,073
Sales Volume	562,913,115	643,713,611	651,608,879	617,398,629	751,703,463
<b>Total Board Year to Date</b>					
Listings	41,468	39,793	38,536	39,776	36,508
Sales	17,917	18,611	18,701	20,013	22,615
Sales Volume	6,638,243,536	6,983,101,088	6,984,350,001	7,532,560,651	8,366,090,384

October 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
<b>Barrhead</b>	Sales	4	4	7	48	61	50
	Sales Volume	n/a	n/a	1,349,500	10,522,500	14,002,515	11,070,323
	Average Price	n/a	n/a	192,786	219,219	229,549	221,406
	Median Price	n/a	n/a	230,000	206,000	220,000	221,000
<b>Beaumont</b>	Sales	23	25	19	324	314	235
	Sales Volume	9,393,000	9,793,000	7,236,300	143,012,417	136,299,713	98,917,912
	Average Price	408,391	391,720	380,858	441,396	434,076	420,927
	Median Price	380,000	384,000	369,000	434,000	430,000	405,000
<b>Bonnyville</b>	Sales	11	7	5	76	68	57
	Sales Volume	2,536,342	1,732,525	1,555,400	20,355,475	18,421,175	17,592,150
	Average Price	230,577	247,504	311,080	267,835	270,900	308,634
	Median Price	283,500	239,900	257,500	283,500	290,750	312,000
<b>Cold Lake</b>	Sales	20	14	25	216	212	226
	Sales Volume	4,977,750	3,371,500	7,279,000	61,155,469	67,676,895	73,339,774
	Average Price	248,888	240,821	291,160	283,127	319,231	324,512
	Median Price	272,500	273,750	288,000	298,000	317,000	321,000
<b>Devon</b>	Sales	8	6	4	86	75	67
	Sales Volume	2,653,500	2,116,000	n/a	26,822,381	25,146,316	21,487,050
	Average Price	331,688	352,667	n/a	311,888	335,284	320,702
	Median Price	329,250	358,750	n/a	318,200	325,499	325,000
<b>Drayton Valley</b>	Sales	9	6	3	61	102	80
	Sales Volume	1,740,000	1,426,700	n/a	13,572,045	26,194,012	21,841,074
	Average Price	193,333	237,783	n/a	222,493	256,804	273,013
	Median Price	207,000	263,000	n/a	230,000	269,450	278,500
<b>Fort Saskatchewan</b>	SFD Sales	28	24	28	251	270	297
	SFD Average Price	413,871	423,250	424,864	415,460	416,917	424,059
	SFD Median Price	401,500	405,000	397,500	397,000	400,750	419,900
	Condo Sales	2	6	3	43	55	57
	Condo Average Price	n/a	191,167	n/a	224,207	241,983	244,544
	Condo Median Price	n/a	172,500	n/a	212,500	220,000	239,000
	Total Sales Volume	14,370,400	13,717,500	15,201,531	143,822,419	163,061,208	171,279,280
<b>Gibbons</b>	Sales	5	6	4	42	62	43
	Sales Volume	1,015,000	2,244,500	n/a	11,396,650	19,494,000	12,915,900
	Average Price	203,000	374,083	n/a	271,349	314,419	300,370
	Median Price	194,000	330,000	n/a	265,000	287,750	296,900
<b>Leduc</b>	SFD Sales	32	29	34	351	296	314
	SFD Average Price	393,533	369,107	374,538	371,938	378,632	376,799
	SFD Median Price	373,825	346,600	369,750	355,000	371,650	362,000
	Condo Sales	6	4	1	55	51	45
	Condo Average Price	194,708	n/a	n/a	224,306	231,469	240,409
	Condo Median Price	185,000	n/a	n/a	205,000	217,000	224,950
	Total Sales Volume	16,025,696	12,466,750	15,465,300	166,640,310	142,619,563	155,989,333

n/a = insufficient data

<sup>1</sup> Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

Note: Due to changes in local market boundaries and data collection, data for areas formerly belonging to North Eastern Alberta are not available prior to November 2012.

October 2018

	2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
<b>Morinville</b>						
Sales	13	18	24	179	179	175
Sales Volume	4,403,000	5,569,008	7,736,800	57,294,268	58,326,148	58,452,410
Average Price	338,692	309,389	322,367	320,080	325,844	334,014
Median Price	325,000	336,000	331,150	325,000	330,000	340,000
<b>Sherwood Park</b>						
SFD Sales	68	63	57	716	699	771
SFD Average Price	459,712	460,404	454,198	446,880	458,828	455,669
SFD Median Price	430,575	427,000	455,000	424,250	434,900	427,400
Condo Sales	17	13	21	200	181	209
Condo Average Price	261,500	290,462	334,400	282,122	305,256	315,400
Condo Median Price	265,000	289,000	300,000	278,000	297,500	305,000
Total Sales Volume	36,452,491	35,109,950	34,348,600	402,597,048	404,058,970	446,854,512
<b>Spruce Grove</b>						
SFD Sales	31	29	34	338	374	395
SFD Average Price	361,094	362,900	379,759	388,856	391,906	401,473
SFD Median Price	347,400	352,500	372,750	377,000	383,750	390,000
Condo Sales	4	3	5	62	65	46
Condo Average Price	n/a	n/a	221,580	216,895	229,490	231,028
Condo Median Price	n/a	n/a	248,000	208,250	214,000	215,000
Total Sales Volume	14,880,759	15,194,585	17,294,887	183,347,627	198,354,960	209,362,744
<b>St. Albert</b>						
SFD Sales	56	64	47	703	673	703
SFD Average Price	473,652	459,049	495,369	479,749	470,549	475,082
SFD Median Price	443,750	416,500	440,000	441,500	435,000	431,900
Condo Sales	23	13	17	219	187	208
Condo Average Price	271,054	315,154	234,712	270,510	283,445	265,790
Condo Median Price	230,000	275,000	221,500	247,000	264,000	240,000
Total Sales Volume	32,758,741	34,728,440	29,134,831	410,695,718	385,066,060	400,384,833
<b>St. Paul</b>						
Sales	5	9	10	88	86	89
Sales Volume	907,000	2,048,500	2,799,388	21,518,700	22,401,600	22,072,888
Average Price	181,400	227,611	279,939	244,531	260,484	248,010
Median Price	203,000	205,000	307,500	253,750	265,000	229,000
<b>Stony Plain</b>						
Sales	19	28	36	245	321	272
Sales Volume	6,252,620	8,445,425	10,263,610	79,764,800	105,597,999	86,876,355
Average Price	329,085	301,622	285,100	325,571	328,966	319,398
Median Price	345,000	302,500	303,250	326,000	325,000	323,556
<b>Vegreville</b>						
Sales	9	4	5	51	57	63
Sales Volume	1,204,500	n/a	1,623,000	9,579,500	12,135,400	14,732,775
Average Price	133,833	n/a	324,600	187,833	212,902	233,854
Median Price	120,000	n/a	315,000	176,000	217,000	220,000
<b>Westlock</b>						
Sales	4	4	6	56	54	70
Sales Volume	n/a	n/a	1,223,500	11,369,750	10,478,650	13,857,885
Average Price	n/a	n/a	203,917	203,031	194,049	197,970
Median Price	n/a	n/a	167,500	205,000	202,250	185,500
<b>Wetaskiwin</b>						
Sales	11	10	25	136	123	176
Sales Volume	1,847,700	2,442,900	6,852,151	29,962,025	28,437,150	41,515,065
Average Price	167,973	244,290	274,086	220,309	231,196	235,881
Median Price	157,000	248,750	250,000	215,000	227,000	236,826

n/a = insufficient data

<sup>1</sup> Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

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October 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
<b>Rural<sup>1</sup> Sales by County</b>							
<b>Athabasca County</b>	Sales	2	3	1	33	36	19
	Sales Volume	n/a	n/a	n/a	7,757,300	9,098,476	3,061,775
<b>Bonnyville M.D.</b>	Sales	6	10	4	94	104	65
	Sales Volume	1,609,000	3,635,000	n/a	34,930,448	39,434,890	25,272,400
<b>Lac la Biche County</b>	Sales	0	0	0	4	4	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	13	15	19	150	155	163
	Sales Volume	6,466,200	6,182,700	8,544,233	71,810,637	74,597,580	76,493,583
<b>Parkland County</b>	Sales	41	37	32	376	414	389
	Sales Volume	21,160,150	18,827,100	12,673,900	179,026,647	200,708,867	180,554,232
<b>Smoky Lake County</b>	Sales	1	2	2	24	13	14
	Sales Volume	n/a	n/a	n/a	4,569,800	1,946,500	3,673,900
<b>St. Paul County</b>	Sales	2	6	4	77	74	60
	Sales Volume	n/a	1,550,000	n/a	12,710,150	14,203,900	12,012,600
<b>Strathcona County</b>	Sales	21	26	30	249	241	260
	Sales Volume	11,711,500	17,135,400	20,322,600	146,640,570	150,146,617	160,114,543
<b>Sturgeon County</b>	Sales	16	17	16	129	165	154
	Sales Volume	10,602,300	9,671,200	7,650,200	77,004,700	94,937,758	79,619,591
<b>Thorhild County</b>	Sales	3	3	1	25	32	24
	Sales Volume	n/a	n/a	n/a	7,104,300	7,686,983	6,687,237
<b>Two Hills County</b>	Sales	2	1	1	15	16	13
	Sales Volume	n/a	n/a	n/a	3,001,400	4,979,200	3,946,500
<b>Vermilion River County</b>	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

<sup>1</sup> Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

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October 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
<b>Commercial<sup>1</sup> Sales by County</b>							
<b>Athabasca County</b>	Sales	0	0	0	0	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	2	1	0	4	9	4
	Sales Volume	n/a	n/a	n/a	n/a	3,921,160	n/a
<b>Lac la Biche County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	1	0	0	4	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	1	0	0	4	3	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Parkland County</b>	Sales	0	2	0	3	5	7
	Sales Volume	n/a	n/a	n/a	n/a	2,138,047	6,157,950
<b>Smoky Lake County</b>	Sales	0	1	0	2	5	1
	Sales Volume	n/a	n/a	n/a	n/a	1,022,500	n/a
<b>St. Paul County</b>	Sales	0	1	0	5	5	10
	Sales Volume	n/a	n/a	n/a	1,327,236	1,899,908	3,794,900
<b>Strathcona County</b>	Sales	0	0	0	1	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Sturgeon County</b>	Sales	1	0	0	4	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Thorhild County</b>	Sales	0	1	0	1	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Two Hills County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Vermilion River County</b>	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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

Note: Due to changes in local market boundaries and data collection, data for areas formerly belonging to North Eastern Alberta are not available prior to November 2012.