

Media Release

All residential average prices stable, unit sales decrease

Edmonton, October 3, 2018: In the Edmonton Census Metropolitan Area (CMA), the all residential average prices increased 2.48% to \$373,958 compared to August 2018 and increased 0.94% compared to September 2017. Single family home average prices increased 1.71% month over month and increased 0.25% year over year. Duplex/rowhouse average prices also increased in both categories, up 4.38% compared to August 2018 and up 0.68% compared to September 2017. Condominium average prices decreased 1.53% month over month and decreased 4.28% year over year.

Unit sales are down across all categories. Single family home sales decreased 19.41% relative to August 2018 and 2.22% relative to September 2017. Condominium sales decreased 28.82% month over month and decreased 19.09% year over year. Duplex/rowhouse sales also declined, decreasing 21.02% compared to August 2018 and 21.52% compared to September 2017. Overall, all residential unit sales showed a decrease of 21.83% month over month and 8.53% decrease year over year.

Average days on market increased for all categories. The average for single family homes increased to 61 days for September 2018, two days longer than August 2018 and eight days longer than September 2017. Condominiums average days on market increased to 75 in September 2018, two days longer than August 2018 and seven days longer compared to September 2017. For duplex/rowhouses, the average days on market was 66, increasing from 63 in August 2018 and 61 days in September 2017.

“Stable prices coupled with decreasing sales and increasing days on market indicates sellers are most likely staying firm on their prices and choosing to wait longer to get the price they feel is best for their properties,” says REALTORS® Association of Edmonton Chair Darcy Torhjem. “As we move further into our final quarter, we will likely continue to see sales decreasing as is typical for this time of year.”

Both inventory and listings decreased in September, with inventory down 1.53% and listings down 17.41% compared to August 2018. Listings also decreased 8.53% compared to September 2017, while inventory increased year over year by 7.35%.

In total, there were 1,225 MLS® System listed properties sold in September 2018, a decrease of 21.83% month over month and an decrease of 8.24% year over year.

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MLS® System Activity (for all-residential sales in Edmonton CMA ¹)	September 2018	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$431,745	1.71%	0.25%
SFD median ⁴ selling price – month	\$390,000	1.43%	-1.52%
Condominium average selling price	\$240,953	-1.53%	-4.28%
Condominium median selling price	\$220,000	-2.22%	-1.79%
All-residential ⁵ average selling price	\$373,958	2.48%	0.94%
All-residential median selling price	\$350,000	2.94%	1.16%
# residential listings this month	2,519	-17.41%	-8.53%
# residential sales this month	1,225	-21.83%	-8.24%
# residential inventory at month end	8,969	-6.75%	7.35%
# Total ⁶ MLS® System sales this month	1,632	-20.97%	-6.80%
\$ Value Total residential sales this month	515,943,589	-19.89%	-6.96%
\$ Value of total MLS® System sales – month	612,613,608	-19.06%	-4.19%
\$ Value of total MLS® System sales - YTD	6,079,396,451	11.16%	-4.10%

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

² Single Family Dwelling

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

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

⁵ Residential includes SFD, condos and duplex/row houses

⁶ Includes residential, rural and commercial sales

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

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September 2018

	2018	2017	2016	2015	2014
Single Family Detached					
Listings / YTD	1,504 / 15,904	1,601 / 14,684	1,481 / 14,461	1,636 / 15,389	1,309 / 13,554
Sales / YTD	793 / 7,832	811 / 8,013	905 / 8,056	923 / 8,563	1,063 / 9,360
Sales to Listings Ratio / YTD	53% / 49%	51% / 55%	61% / 56%	56% / 56%	81% / 69%
Sales Volume	342,373,518	349,266,761	389,062,621	397,902,801	462,291,436
Sales Volume YTD	3,416,526,085	3,521,771,199	3,507,450,389	3,760,695,744	4,045,732,988
Average Sale Price	431,745	430,662	429,903	431,097	434,893
Average Sale Price YTD	436,227	439,507	435,384	439,180	432,236
Median Sale Price	390,000	396,000	397,900	400,000	405,000
Median Sale Price YTD	396,000	402,000	404,700	409,648	401,500
Average Days on Market / YTD	61 / 54	53 / 51	54 / 51	51 / 48	48 / 43
Median Days on Market / YTD	48 / 39	40 / 35	41 / 37	37 / 33	35 / 29
Condominium					
Listings / YTD	713 / 8,399	847 / 8,902	896 / 8,272	765 / 8,079	610 / 6,867
Sales / YTD	284 / 3,231	351 / 3,381	350 / 3,420	444 / 4,030	483 / 4,576
Sales to Listings Ratio / YTD	40% / 38%	41% / 38%	39% / 41%	58% / 50%	79% / 67%
Sales Volume	68,430,680	88,358,578	88,582,363	111,293,478	121,728,483
Sales Volume YTD	777,165,960	848,775,394	862,661,085	1,021,345,177	1,150,196,864
Average Sale Price	240,953	251,734	253,092	250,661	252,026
Average Sale Price YTD	240,534	251,043	252,240	253,436	251,354
Median Sale Price	220,000	224,000	231,525	229,750	230,000
Median Sale Price YTD	220,000	229,000	235,000	235,000	232,500
Average Days on Market / YTD	75 / 71	68 / 66	66 / 62	58 / 53	51 / 52
Median Days on Market / YTD	61 / 54	57 / 50	51 / 48	46 / 41	39 / 36
Duplex/Rowhouse					
Listings / YTD	241 / 2,601	234 / 2,379	239 / 2,285	269 / 2,041	164 / 1,508
Sales / YTD	124 / 1,314	158 / 1,394	143 / 1,317	153 / 1,240	134 / 1,151
Sales to Listings Ratio / YTD	51% / 51%	68% / 59%	60% / 58%	57% / 61%	82% / 76%
Sales Volume	42,796,523	54,164,665	51,877,492	55,216,592	47,042,782
Sales Volume YTD	449,455,127	486,235,914	457,935,553	439,628,896	395,869,129
Average Sale Price	345,133	342,814	362,780	360,893	351,066
Average Sale Price YTD	342,051	348,806	347,711	354,539	343,935
Median Sale Price	324,500	330,000	340,000	343,000	335,136
Median Sale Price YTD	326,950	332,900	331,500	341,000	330,000
Average Days on Market / YTD	66 / 61	61 / 63	60 / 60	51 / 48	40 / 43
Median Days on Market / YTD	57 / 47	45 / 48	46 / 46	40 / 34	28 / 29
Total Residential²					
Listings / YTD	2,519 / 27,689	2,754 / 26,636	2,697 / 25,794	2,741 / 26,132	2,150 / 22,573
Sales / YTD	1,225 / 12,614	1,335 / 13,027	1,432 / 13,018	1,557 / 14,101	1,711 / 15,414
Sales to Listings Ratio / YTD	49% / 46%	48% / 49%	53% / 50%	57% / 54%	80% / 68%
Sales Volume	458,098,969	494,566,261	535,891,515	571,102,071	636,672,401
Sales Volume YTD	4,690,167,682	4,902,922,516	4,872,625,400	5,268,197,691	5,647,471,429
Average Sale Price	373,958	370,462	374,226	366,796	372,105
Average Sale Price YTD	371,822	376,366	374,299	373,605	366,386
Median Sale Price	350,000	346,000	356,000	350,800	351,400
Median Sale Price YTD	350,000	352,000	354,500	356,500	347,550
Average Days on Market / YTD	65 / 60	58 / 57	58 / 56	53 / 50	49 / 46
Median Days on Market / YTD	53 / 44	46 / 41	45 / 41	40 / 36	36 / 32

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

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

September 2018

	2018	2017	2016	2015	2014
Acreeage with Home					
Listings / YTD	165 / 1,851	180 / 1,760	169 / 1,708	170 / 1,896	171 / 1,877
Sales / YTD	67 / 636	71 / 704	64 / 697	84 / 761	108 / 850
Sales to Listings Ratio / YTD	41% / 34%	39% / 40%	38% / 41%	49% / 40%	63% / 45%
Sales Volume	40,014,799	41,405,658	38,327,416	47,988,250	61,668,400
Sales Volume YTD	369,692,370	421,830,442	401,120,811	458,361,885	492,151,485
Average Sale Price	597,236	583,178	598,866	571,289	571,004
Average Sale Price YTD	581,277	599,191	575,496	602,315	579,002
Median Sale Price	551,000	545,000	545,000	541,000	548,500
Median Sale Price YTD	534,600	565,000	548,000	550,000	541,750
Average Days on Market / YTD	81 / 78	73 / 82	80 / 77	81 / 74	71 / 71
Median Days on Market / YTD	75 / 52	57 / 55	67 / 53	67 / 52	62 / 46
Vacant Acreeage and Recreational					
Listings / YTD	31 / 533	56 / 489	44 / 533	66 / 578	54 / 763
Sales / YTD	18 / 165	15 / 166	17 / 162	17 / 160	25 / 191
Sales to Listings Ratio / YTD	58% / 31%	27% / 34%	39% / 30%	26% / 28%	46% / 25%
Sales Volume	5,141,800	5,341,000	3,562,900	5,152,500	4,603,950
Sales Volume YTD	50,417,985	43,067,080	41,756,205	55,820,327	49,319,908
Average Sale Price	285,656	356,067	209,582	303,088	184,158
Average Sale Price YTD	305,564	259,440	257,754	348,877	258,219
Median Sale Price	249,950	235,000	185,000	170,000	155,500
Median Sale Price YTD	245,000	205,000	187,500	239,000	204,888
Average Days on Market / YTD	250 / 179	103 / 151	98 / 162	119 / 151	212 / 174
Median Days on Market / YTD	99 / 112	64 / 98	69 / 95	57 / 85	137 / 98
Recreational with Home					
Listings / YTD	1 / 19	2 / 23	3 / 32	3 / 38	1 / 34
Sales / YTD	0 / 12	1 / 10	1 / 10	0 / 16	2 / 14
Sales to Listings Ratio / YTD	0% / 63%	50% / 43%	33% / 31%	0% / 42%	200% / 41%
Sales Volume	0	235,000	675,000	0	920,200
Sales Volume YTD	4,432,049	3,676,900	4,714,000	5,836,150	5,661,100
Average Sale Price	0	235,000	675,000	0	460,100
Average Sale Price YTD	369,337	367,690	471,400	364,759	404,364
Median Sale Price	0	235,000	675,000	0	460,100
Median Sale Price YTD	317,500	381,500	484,500	316,575	439,500
Average Days on Market / YTD	0 / 100	120 / 85	33 / 105	0 / 123	93 / 61
Median Days on Market / YTD	0 / 100	120 / 65	33 / 81	0 / 58	93 / 52
Total Rural²					
Listings / YTD	197 / 2,403	238 / 2,272	216 / 2,273	239 / 2,512	226 / 2,674
Sales / YTD	85 / 813	87 / 880	82 / 869	101 / 937	135 / 1,055
Sales to Listings Ratio / YTD	43% / 34%	37% / 39%	38% / 38%	42% / 37%	60% / 39%
Sales Volume	45,156,599	46,981,658	42,565,316	53,140,750	67,192,550
Sales Volume YTD	424,542,404	468,574,422	447,591,016	520,018,362	547,132,493
Average Sale Price	531,254	540,019	519,089	526,146	497,723
Average Sale Price YTD	522,192	532,471	515,064	554,982	518,609
Median Sale Price	487,500	516,000	470,000	521,750	500,000
Median Sale Price YTD	475,000	510,000	499,999	522,000	495,000
Average Days on Market / YTD	117 / 99	79 / 95	84 / 93	87 / 88	98 / 90
Median Days on Market / YTD	85 / 62	58 / 57	67 / 59	66 / 55	63 / 53

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

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.

September 2018

	2018	2017	2016	2015	2014
Land					
Listings / YTD	20 / 123	16 / 121	14 / 98	16 / 132	16 / 100
Sales / YTD	5 / 22	2 / 16	1 / 19	2 / 15	1 / 18
Sales to Listings Ratio / YTD	25% / 18%	13% / 13%	7% / 19%	13% / 11%	6% / 18%
Sales Volume	5,593,000	5,633,000	1,350,000	2,000,000	338,000
Sales Volume YTD	19,069,076	18,927,700	21,358,750	11,297,500	28,079,100
Average Sale Price	1,118,600	2,816,500	1,350,000	1,000,000	338,000
Average Sale Price YTD	866,776	1,182,981	1,124,145	753,167	1,559,950
Median Sale Price	1,100,000	2,816,500	1,350,000	1,000,000	338,000
Median Sale Price YTD	582,500	880,000	590,000	485,000	625,000
Average Days on Market / YTD	312 / 268	395 / 197	48 / 229	477 / 220	50 / 229
Median Days on Market / YTD	337 / 148	395 / 124	48 / 174	477 / 131	50 / 143
Investment					
Listings / YTD	17 / 265	17 / 174	23 / 221	24 / 199	30 / 209
Sales / YTD	9 / 71	4 / 62	10 / 69	9 / 58	6 / 69
Sales to Listings Ratio / YTD	53% / 27%	24% / 36%	43% / 31%	38% / 29%	20% / 33%
Sales Volume	11,718,820	1,905,525	8,762,000	3,899,155	1,276,081
Sales Volume YTD	62,478,637	39,760,015	52,381,953	37,296,354	53,141,598
Average Sale Price	1,302,091	476,381	876,200	433,239	212,680
Average Sale Price YTD	879,981	641,291	759,159	643,041	770,168
Median Sale Price	937,500	479,400	640,000	450,000	240,355
Median Sale Price YTD	519,200	445,000	414,000	412,000	435,000
Average Days on Market / YTD	219 / 183	137 / 160	163 / 160	192 / 149	108 / 142
Median Days on Market / YTD	167 / 140	142 / 132	168 / 124	196 / 113	61 / 86
Multi Family					
Listings / YTD	2 / 60	3 / 40	3 / 45	3 / 46	10 / 52
Sales / YTD	3 / 17	0 / 12	2 / 16	5 / 18	2 / 23
Sales to Listings Ratio / YTD	150% / 28%	0% / 30%	67% / 36%	167% / 39%	20% / 44%
Sales Volume	3,410,000	0	1,465,000	7,060,000	1,809,000
Sales Volume YTD	17,321,100	14,960,000	22,358,000	24,729,000	32,417,300
Average Sale Price	1,136,667	0	732,500	1,412,000	904,500
Average Sale Price YTD	1,018,888	1,246,667	1,397,375	1,373,833	1,409,448
Median Sale Price	1,080,000	0	732,500	1,250,000	904,500
Median Sale Price YTD	808,000	852,500	1,106,500	1,162,500	1,331,000
Average Days on Market / YTD	124 / 101	0 / 95	44 / 183	125 / 146	105 / 101
Median Days on Market / YTD	126 / 98	0 / 91	44 / 85	96 / 99	105 / 82
Hotel/Motel					
Listings / YTD	0 / 6	0 / 4	0 / 1	0 / 4	0 / 3
Sales / YTD	0 / 1	0 / 0	0 / 0	0 / 0	0 / 0
Sales to Listings Ratio / YTD	0% / 17%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	5,650,000	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	5,650,000	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	5,650,000	0	0	0	0
Average Days on Market / YTD	0 / 81	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 81	0 / 0	0 / 0	0 / 0	0 / 0

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September 2018

	2018	2017	2016	2015	2014
Business					
Listings / YTD	12 / 196	12 / 175	7 / 152	16 / 198	30 / 240
Sales / YTD	3 / 37	6 / 39	2 / 34	1 / 29	3 / 32
Sales to Listings Ratio / YTD	25% / 19%	50% / 22%	29% / 22%	6% / 15%	10% / 13%
Sales Volume	364,000	869,500	705,000	2,000,000	982,000
Sales Volume YTD	7,267,800	5,747,389	8,068,388	6,763,000	8,521,149
Average Sale Price	121,333	144,917	352,500	2,000,000	327,333
Average Sale Price YTD	196,427	147,369	237,306	233,207	266,286
Median Sale Price	120,000	104,750	352,500	2,000,000	105,000
Median Sale Price YTD	110,000	110,000	142,500	100,000	109,825
Average Days on Market / YTD	129 / 144	132 / 140	133 / 155	166 / 132	160 / 176
Median Days on Market / YTD	104 / 142	98 / 109	133 / 119	166 / 90	180 / 111
Lease					
Listings / YTD	23 / 189	19 / 184	17 / 203	16 / 154	22 / 152
Sales / YTD	9 / 65	10 / 63	6 / 54	4 / 50	8 / 49
Sales to Listings Ratio / YTD	39% / 34%	53% / 34%	35% / 27%	25% / 32%	36% / 32%
Sales Volume	1,439,065	1,034,474	659,666	1,287,451	1,104,830
Sales Volume YTD	7,787,339	7,524,752	7,734,404	6,246,535	7,189,162
Average Sale Price	159,896	103,447	109,944	321,863	138,104
Average Sale Price YTD	119,805	119,441	143,230	124,931	146,718
Median Sale Price	150,075	42,935	43,008	151,726	72,950
Median Sale Price YTD	86,900	72,000	80,896	80,803	78,480
Average Days on Market / YTD	171 / 159	211 / 195	94 / 133	112 / 150	114 / 129
Median Days on Market / YTD	190 / 116	174 / 119	69 / 91	92 / 63	88 / 96
Farms					
Listings / YTD	0 / 0	0 / 0	0 / 0	2 / 120	11 / 211
Sales / YTD	0 / 0	0 / 2	0 / 6	4 / 39	10 / 100
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	200% / 33%	91% / 47%
Sales Volume	0	0	0	1,308,900	4,691,000
Sales Volume YTD	0	2,000,000	1,975,000	30,301,900	57,592,674
Average Sale Price	0	0	0	327,225	469,100
Average Sale Price YTD	0	1,000,000	329,167	776,972	575,927
Median Sale Price	0	0	0	370,000	452,500
Median Sale Price YTD	0	1,000,000	280,000	495,000	517,500
Average Days on Market / YTD	0 / 0	0 / 648	0 / 359	67 / 169	193 / 139
Median Days on Market / YTD	0 / 0	0 / 648	0 / 376	58 / 63	198 / 92
Total Commercial²					
Listings / YTD	73 / 839	67 / 697	64 / 721	77 / 852	119 / 967
Sales / YTD	29 / 213	22 / 194	21 / 198	25 / 209	30 / 291
Sales to Listings Ratio / YTD	40% / 25%	33% / 28%	33% / 27%	32% / 25%	25% / 30%
Sales Volume	22,524,885	9,442,499	12,941,666	17,555,506	10,200,911
Sales Volume YTD	119,573,952	88,919,856	113,876,495	116,634,289	186,940,983
Average Sale Price	776,720	429,205	616,270	702,220	340,030
Average Sale Price YTD	561,380	458,350	575,134	558,059	642,409
Median Sale Price	292,918	91,613	450,000	488,966	285,855
Median Sale Price YTD	286,000	239,700	308,500	320,000	405,000
Average Days on Market / YTD	201 / 170	193 / 171	124 / 167	168 / 155	141 / 144
Median Days on Market / YTD	160 / 125	133 / 119	99 / 120	118 / 96	92 / 96

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

September 2018

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
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	1,061	542	5,319	304
	April	7,801	1,159	549	5,650	295
	May	7,941	1,124	571	5,821	318
	June	7,837	1,154	574	5,761	322
	July	7,811	1,172	563	5,732	314
	August	7,558	1,163	562	5,568	312
	September	7,444	1,136	553	5,574	313
	October	6,929	1,001	537	5,187	309
	November	6,491	935	535	4,899	317
	December	5,276	793	478	3,919	284
2017	January	5,612	783	505	4,169	294
	February	6,122	842	519	4,533	296
	March	6,816	904	545	5,050	306
	April	7,631	1,048	566	5,630	305
	May	8,423	1,187	563	6,269	300
	June	8,609	1,216	554	6,441	308
	July	8,764	1,246	548	6,602	305
	August	8,652	1,245	566	6,532	320
	September	8,355	1,187	547	6,359	321
	October	7,695	1,040	546	5,829	323
	November	7,027	948	570	5,307	341
	December	5,774	804	524	4,318	311
2018	January	6,177	831	548	4,578	333
	February	6,741	898	599	5,000	365
	March	7,879	1,012	631	5,765	384
	April	8,608	1,077	642	6,316	395
	May	9,553	1,295	671	7,082	417
	June	9,798	1,414	678	7,349	426
	July	9,586	1,432	668	7,211	422
	August	9,108	1,355	654	6,889	408
	September	8,969	1,301	655	6,772	402

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

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.

September 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Single Family Detached							
Northwest	Sales	35	45	38	337	351	296
	Average	391,136	391,106	400,732	438,444	422,390	396,891
	Median	339,900	372,000	368,500	383,000	376,500	357,500
North Central	Sales	110	125	151	1,138	1,181	1,212
	Average	378,202	374,198	388,069	376,820	384,356	388,403
	Median	370,250	362,000	373,000	367,250	368,000	376,250
Northeast	Sales	32	30	42	321	329	343
	Average	306,402	378,233	363,794	319,317	348,707	341,625
	Median	312,500	343,750	327,750	299,000	321,700	325,000
Central	Sales	27	23	26	221	239	236
	Average	279,631	281,891	278,923	294,506	277,335	291,371
	Median	280,000	260,400	279,000	275,000	260,000	274,900
West	Sales	57	63	76	580	621	620
	Average	499,872	521,373	496,742	529,359	533,629	520,855
	Median	430,000	430,000	416,250	435,750	440,000	427,750
Southwest	Sales	93	84	85	831	946	904
	Average	579,369	576,818	537,347	575,144	565,238	546,329
	Median	490,000	486,000	486,000	510,000	495,750	492,500
Southeast	Sales	120	113	108	1,064	1,081	1,069
	Average	409,049	396,298	396,613	406,030	401,423	396,689
	Median	369,000	365,000	369,350	375,000	377,500	376,000
Anthony Henday	Sales	102	100	141	1,057	1,020	1,159
	Average	493,360	484,257	495,816	499,648	508,803	499,111
	Median	447,000	438,500	475,000	452,000	465,000	460,000
City of Edmonton Total	Sales	576	583	667	5,549	5,768	5,839
	Average	441,718	440,328	438,574	448,600	451,146	444,170
	Median	399,995	400,000	402,000	402,000	407,000	406,500
Condominiums							
Northwest	Sales	11	9	6	89	87	115
	Average	240,289	320,300	223,250	245,463	263,869	233,401
	Median	244,500	309,903	233,750	244,500	254,000	215,000
North Central	Sales	32	53	52	432	453	425
	Average	218,604	213,389	219,032	205,652	217,744	224,128
	Median	200,500	212,500	204,500	195,000	212,000	216,500
Northeast	Sales	16	16	20	186	222	232
	Average	175,844	195,813	186,697	166,737	178,951	196,384
	Median	166,500	187,500	178,000	165,000	175,000	195,000
Central	Sales	55	50	48	519	541	550
	Average	286,140	292,361	281,317	275,931	289,474	291,627
	Median	260,000	280,000	276,000	253,750	280,000	278,000
West	Sales	23	33	27	266	291	274
	Average	180,322	194,353	227,102	215,899	222,731	221,136
	Median	180,000	170,000	195,000	192,500	201,900	209,250
Southwest	Sales	39	58	58	481	548	505
	Average	283,192	294,365	286,932	273,999	285,901	276,376
	Median	239,000	265,000	272,500	255,000	267,750	258,400
Southeast	Sales	28	32	42	412	380	409
	Average	209,539	215,557	250,540	221,800	228,573	240,278
	Median	197,500	204,500	234,500	215,000	220,000	229,000
Anthony Henday	Sales	42	48	42	427	424	493
	Average	252,683	268,568	278,469	256,006	266,368	267,309
	Median	243,000	259,000	269,000	245,000	255,000	260,000
City of Edmonton Total	Sales	246	299	295	2,812	2,946	3,003
	Average	243,339	251,570	254,097	239,981	250,921	252,504
	Median	223,000	224,000	233,000	219,186	228,000	234,500

n/a = insufficient data

September 2018

	2018	2017	2016	2015	2014
Edmonton City Monthly					
Listings	1,988	2,178	2,151	2,103	1,728
Sales	946	1,012	1,103	1,227	1,315
Sales Volume	361,580,307	379,422,487	418,732,676	455,965,657	485,584,741
Edmonton City Year to Date					
Listings	21,639	20,804	19,987	20,359	17,731
Sales	9,574	9,985	10,029	10,796	11,851
Sales Volume	3,606,180,443	3,802,092,567	3,800,036,331	4,050,735,236	4,369,560,099
Edmonton City Month End Active Inventory					
Residential	6,772	6,359	5,574	5,346	3,661
Commercial	402	321	313	277	270
TOTAL	7,174	6,680	5,887	5,623	3,931
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Edmonton CMA Monthly					
Listings	2,789	3,059	2,977	3,057	2,495
Sales	1,339	1,444	1,535	1,683	1,876
Sales Volume	525,780,453	550,990,418	591,398,497	641,798,327	714,065,862
Edmonton CMA Year to Date					
Listings	30,931	29,605	28,788	29,496	26,214
Sales	13,640	14,101	14,085	15,247	16,760
Sales Volume	5,234,284,038	5,460,416,794	5,434,092,911	5,904,850,342	6,381,544,905
Edmonton CMA Month End Active Inventory					
Residential	8,969	8,355	7,444	7,122	4,850
Rural	1,301	1,187	1,136	1,250	1,280
Commercial	655	547	553	591	612
TOTAL	10,925	10,089	9,133	8,963	6,742
<hr/>					
Total Board Monthly					
Listings	3,463	3,693	3,616	3,718	3,199
Sales	1,632	1,751	1,855	2,019	2,322
Sales Volume	612,613,608	639,427,816	691,408,347	752,517,172	862,200,015
Total Board Year to Date					
Listings	38,079	36,624	35,664	36,743	33,618
Sales	16,377	16,893	16,908	18,347	20,542
Sales Volume	6,079,396,451	6,339,387,477	6,332,741,122	6,915,162,022	7,614,386,921

September 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Barrhead	Sales	5	4	3	44	57	43
	Sales Volume	1,088,000	n/a	n/a	9,729,500	13,387,515	9,720,823
	Average Price	217,600	n/a	n/a	221,125	234,869	226,066
	Median Price	243,000	n/a	n/a	210,000	227,500	220,000
Beaumont	Sales	26	29	20	301	289	216
	Sales Volume	11,608,712	13,320,650	8,882,399	133,619,417	126,506,713	91,681,612
	Average Price	446,489	459,333	444,120	443,918	437,739	424,452
	Median Price	460,000	482,000	446,000	437,500	435,000	411,500
Bonnyville	Sales	5	8	6	65	61	52
	Sales Volume	1,311,500	1,962,500	1,742,000	17,819,133	16,688,650	16,036,750
	Average Price	262,300	245,313	290,333	274,141	273,584	308,399
	Median Price	247,000	273,750	317,500	283,500	297,500	314,750
Cold Lake	Sales	16	17	19	196	198	201
	Sales Volume	4,696,820	5,016,900	6,496,400	56,177,719	64,305,395	66,060,774
	Average Price	293,551	295,112	341,916	286,621	324,775	328,661
	Median Price	306,685	293,000	322,000	300,000	319,000	329,500
Devon	Sales	6	7	9	78	69	63
	Sales Volume	1,834,000	2,223,667	2,993,500	24,168,881	23,030,316	20,054,050
	Average Price	305,667	317,667	332,611	309,857	333,773	318,318
	Median Price	310,000	312,000	290,000	314,000	325,000	315,750
Drayton Valley	Sales	3	13	9	53	96	77
	Sales Volume	n/a	3,225,362	3,166,000	11,932,045	24,767,312	21,396,574
	Average Price	n/a	248,105	351,778	225,133	257,993	277,878
	Median Price	n/a	274,000	340,000	231,000	271,950	279,000
Fort Saskatchewan	SFD Sales	15	25	29	223	246	269
	SFD Average Price	397,267	369,550	405,722	415,659	416,299	423,975
	SFD Median Price	380,000	368,000	400,000	397,000	400,750	420,000
	Condo Sales	5	5	4	41	49	54
	Condo Average Price	219,000	237,600	n/a	225,936	248,205	248,445
	Condo Median Price	215,000	217,000	n/a	215,000	230,000	241,000
	Total Sales Volume	9,235,500	15,037,250	15,218,951	129,452,019	149,343,708	156,077,749
Gibbons	Sales	2	5	7	37	56	39
	Sales Volume	n/a	1,598,000	1,769,000	10,381,650	17,249,500	11,627,900
	Average Price	n/a	319,600	252,714	280,585	308,027	298,151
	Median Price	n/a	276,000	248,000	275,000	287,750	296,900
Leduc	SFD Sales	38	28	36	319	267	280
	SFD Average Price	375,809	376,446	388,883	369,771	379,666	377,074
	SFD Median Price	337,750	349,750	391,000	350,750	375,000	362,000
	Condo Sales	4	9	12	49	47	44
	Condo Average Price	n/a	191,712	225,067	227,930	233,069	241,827
	Condo Median Price	n/a	192,500	219,750	210,000	217,000	224,975
	Total Sales Volume	16,678,800	14,625,904	18,020,000	150,614,614	130,152,813	140,524,033

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.

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.

September 2018

	2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Morinville						
Sales	12	20	12	166	161	151
Sales Volume	3,722,400	6,533,500	4,418,700	52,891,268	52,757,140	50,715,610
Average Price	310,200	326,675	368,225	318,622	327,684	335,865
Median Price	304,000	317,125	367,450	325,500	330,000	341,291
Sherwood Park						
SFD Sales	70	59	75	648	636	714
SFD Average Price	419,332	458,186	471,176	445,534	458,671	455,786
SFD Median Price	413,500	431,750	435,000	423,000	435,000	426,250
Condo Sales	13	14	15	183	168	188
Condo Average Price	249,031	310,217	263,773	284,038	306,401	313,278
Condo Median Price	228,000	291,500	236,500	278,000	297,500	305,000
Total Sales Volume	35,968,050	34,856,499	43,240,100	366,144,557	368,949,020	412,505,912
Spruce Grove						
SFD Sales	30	32	36	308	345	361
SFD Average Price	361,777	382,976	386,974	392,011	394,344	403,518
SFD Median Price	351,000	372,500	370,500	380,000	384,900	393,500
Condo Sales	5	6	8	58	62	41
Condo Average Price	165,300	255,917	226,703	216,768	233,143	232,180
Condo Median Price	157,000	216,000	207,613	208,250	218,000	214,000
Total Sales Volume	14,524,300	17,565,724	20,446,075	168,966,868	183,160,375	192,067,857
St. Albert						
SFD Sales	57	63	71	647	609	656
SFD Average Price	495,569	461,203	462,749	480,277	471,757	473,629
SFD Median Price	435,700	435,000	420,000	441,500	435,000	430,750
Condo Sales	20	15	24	196	174	191
Condo Average Price	254,248	331,431	266,267	270,447	281,076	268,557
Condo Median Price	242,375	305,000	254,750	247,500	262,500	244,000
Total Sales Volume	34,955,807	35,925,754	39,887,092	377,936,977	350,337,620	371,250,002
St. Paul						
Sales	9	11	7	83	77	79
Sales Volume	1,940,400	2,445,900	1,780,500	20,611,700	20,353,100	19,273,500
Average Price	215,600	222,355	254,357	248,334	264,326	243,968
Median Price	222,500	256,500	286,000	258,000	274,000	229,000
Stony Plain						
Sales	30	38	25	226	293	236
Sales Volume	10,246,750	12,197,650	7,827,098	73,512,180	97,152,574	76,612,745
Average Price	341,558	320,991	313,084	325,275	331,579	324,630
Median Price	315,500	307,500	300,000	325,000	328,600	326,750
Vegreville						
Sales	4	7	8	42	53	58
Sales Volume	n/a	1,565,000	1,796,000	8,375,000	11,515,400	13,109,775
Average Price	n/a	223,571	224,500	199,405	217,272	226,031
Median Price	n/a	230,000	200,000	199,500	230,000	217,500
Westlock						
Sales	7	5	15	52	50	64
Sales Volume	1,519,300	1,055,500	3,218,800	10,485,250	9,866,750	12,634,385
Average Price	217,043	211,100	214,587	201,639	197,335	197,412
Median Price	239,000	199,500	245,500	205,000	207,000	196,250
Wetaskiwin						
Sales	12	10	13	125	113	151
Sales Volume	2,450,500	1,958,000	3,241,900	28,114,325	25,994,250	34,662,914
Average Price	204,208	195,800	249,377	224,915	230,038	229,556
Median Price	206,000	184,000	225,000	220,000	225,000	232,262

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.

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.

September 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Rural¹ Sales by County							
Athabasca County	Sales	5	5	2	31	33	18
	Sales Volume	1,659,000	909,000	n/a	7,507,300	8,184,476	2,911,775
Bonnyville M.D.	Sales	8	11	12	88	94	61
	Sales Volume	2,544,000	3,788,000	3,785,500	33,321,448	35,799,890	23,532,400
Lac la Biche County	Sales	0	0	0	4	4	2
	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	18	10	18	137	140	144
	Sales Volume	10,827,249	5,397,900	8,921,150	65,344,437	68,414,880	67,949,350
Parkland County	Sales	34	38	28	335	377	357
	Sales Volume	16,002,900	17,396,000	12,562,884	157,866,497	181,881,767	167,880,332
Smoky Lake County	Sales	3	1	1	23	11	12
	Sales Volume	n/a	n/a	n/a	4,309,800	1,696,500	3,311,900
St. Paul County	Sales	9	8	8	75	68	56
	Sales Volume	1,847,000	1,165,500	993,000	12,455,150	12,653,900	11,332,100
Strathcona County	Sales	21	20	19	228	215	230
	Sales Volume	12,310,900	12,093,750	11,521,782	134,929,070	133,011,217	139,791,943
Sturgeon County	Sales	12	19	17	113	148	138
	Sales Volume	6,015,550	12,094,008	9,559,500	66,402,400	85,266,558	71,969,391
Thorhild County	Sales	4	6	2	22	29	23
	Sales Volume	n/a	1,350,150	n/a	5,860,800	7,153,983	6,622,237
Two Hills County	Sales	0	3	1	13	15	12
	Sales Volume	n/a	n/a	n/a	2,679,400	4,759,300	3,875,500
Vermilion River County	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

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.

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.

September 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	0	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	0	0	2	8	4
	Sales Volume	n/a	n/a	n/a	n/a	2,806,160	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	1	0	0	3	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	1	0	0	3	3	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	1	1	0	3	3	7
	Sales Volume	n/a	n/a	n/a	n/a	n/a	6,157,950
Smoky Lake County	Sales	0	0	0	2	4	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	0	1	0	5	4	10
	Sales Volume	n/a	n/a	n/a	1,327,236	n/a	3,794,900
Strathcona County	Sales	0	0	0	1	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	1	0	0	3	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	0	0	1	0	2
	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	1	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.

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.