

August 2018

	2018	2017	2016	2015	2014
Edmonton City Monthly					
Listings	2,422	2,359	2,119	2,247	1,831
Sales	1,179	1,160	1,215	1,220	1,310
Sales Volume	437,566,693	434,087,616	459,792,749	456,537,586	482,355,528
Edmonton City Year to Date					
Listings	19,689	18,630	17,836	18,256	16,003
Sales	8,631	8,973	8,926	9,569	10,536
Sales Volume	3,245,711,636	3,422,670,080	3,381,303,655	3,594,769,579	3,883,975,358
Edmonton City Month End Active Inventory					
Residential	7,280	6,755	5,744	5,510	4,053
Commercial	417	328	331	285	252
TOTAL	7,697	7,083	6,075	5,795	4,305
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Edmonton CMA Monthly					
Listings	3,363	3,335	3,015	3,241	2,681
Sales	1,718	1,661	1,713	1,711	1,806
Sales Volume	651,648,168	641,090,593	657,935,662	664,450,203	686,587,585
Edmonton CMA Year to Date					
Listings	28,245	26,554	25,811	26,435	23,719
Sales	12,305	12,657	12,550	13,564	14,884
Sales Volume	4,710,005,085	4,909,426,376	4,842,694,414	5,263,052,015	5,667,479,043
Edmonton CMA Month End Active Inventory					
Residential	9,618	8,928	7,794	7,249	5,380
Rural	1,450	1,280	1,199	1,336	1,405
Commercial	678	591	594	599	598
TOTAL	11,746	10,799	9,587	9,184	7,383
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Total Board Monthly					
Listings	4,140	4,117	3,716	3,886	3,433
Sales	2,065	1,995	2,071	2,134	2,215
Sales Volume	756,855,957	743,699,435	773,199,778	796,188,378	814,787,247
Total Board Year to Date					
Listings	34,753	32,939	32,050	33,022	30,420
Sales	14,752	15,142	15,053	16,328	18,220
Sales Volume	5,468,936,843	5,699,959,661	5,641,332,775	6,162,644,850	6,752,186,906

August 2018

	2018	2017	2016	2015	2014
Single Family Detached					
Listings / YTD	2,170 / 17,278	1,997 / 15,880	1,836 / 15,707	1,992 / 16,657	1,640 / 14,943
Sales / YTD	1,165 / 8,336	1,118 / 8,534	1,131 / 8,511	1,146 / 9,102	1,189 / 10,040
Sales to Listings Ratio / YTD	54% / 48%	56% / 54%	62% / 54%	58% / 55%	73% / 67%
Sales Volume	477,546,494	471,876,869	477,834,174	483,861,370	496,679,575
Sales Volume YTD	3,512,360,125	3,634,572,410	3,599,358,900	3,897,782,880	4,209,113,102
Condominium					
Listings / YTD	884 / 8,133	1,019 / 8,514	906 / 7,885	949 / 7,856	776 / 6,707
Sales / YTD	431 / 3,155	421 / 3,210	477 / 3,288	507 / 3,834	544 / 4,354
Sales to Listings Ratio / YTD	49% / 39%	41% / 38%	53% / 42%	53% / 49%	70% / 65%
Sales Volume	106,510,093	104,285,762	123,182,970	130,838,386	142,843,739
Sales Volume YTD	764,740,279	812,921,997	839,112,361	985,545,819	1,106,676,456
Duplex/Rowhouse					
Listings / YTD	337 / 2,560	324 / 2,326	240 / 2,241	229 / 1,948	158 / 1,499
Sales / YTD	167 / 1,274	189 / 1,339	166 / 1,282	152 / 1,188	139 / 1,122
Sales to Listings Ratio / YTD	50% / 50%	58% / 58%	69% / 57%	66% / 61%	88% / 75%
Sales Volume	54,757,957	67,142,449	56,783,193	52,815,010	47,404,915
Sales Volume YTD	433,558,204	464,234,762	437,740,664	416,026,902	380,266,102
Total Residential¹					
Listings / YTD	3,543 / 29,099	3,457 / 27,661	3,112 / 26,924	3,270 / 27,348	2,691 / 24,035
Sales / YTD	1,801 / 13,073	1,768 / 13,389	1,823 / 13,361	1,847 / 14,456	1,934 / 15,945
Sales to Listings Ratio / YTD	51% / 45%	51% / 48%	59% / 50%	56% / 53%	72% / 66%
Sales Volume	644,023,366	649,566,930	666,457,423	672,174,041	693,538,779
Sales Volume YTD	4,760,257,847	4,962,097,471	4,921,658,984	5,347,091,689	5,757,858,608
Acreage with Home					
Listings / YTD	345 / 3,335	395 / 3,132	346 / 2,900	332 / 3,112	364 / 3,144
Sales / YTD	160 / 1,044	156 / 1,097	156 / 1,066	184 / 1,192	155 / 1,316
Sales to Listings Ratio / YTD	46% / 31%	39% / 35%	45% / 37%	55% / 38%	43% / 42%
Sales Volume	77,753,837	78,544,818	71,925,100	90,366,000	73,450,429
Sales Volume YTD	499,878,559	546,916,422	517,749,945	589,751,751	641,161,543
Vacant Acreage and Recreational					
Listings / YTD	112 / 1,169	141 / 1,108	129 / 1,132	127 / 1,219	206 / 1,558
Sales / YTD	67 / 371	47 / 374	53 / 348	55 / 339	66 / 406
Sales to Listings Ratio / YTD	60% / 32%	33% / 34%	41% / 31%	43% / 28%	32% / 26%
Sales Volume	14,716,949	7,874,108	12,973,150	9,752,895	14,699,000
Sales Volume YTD	79,280,144	68,449,363	71,726,027	77,007,642	73,333,194
Recreational with Home					
Listings / YTD	15 / 117	7 / 112	8 / 122	13 / 149	19 / 159
Sales / YTD	7 / 41	6 / 44	5 / 48	12 / 57	6 / 55
Sales to Listings Ratio / YTD	47% / 35%	86% / 39%	63% / 39%	92% / 38%	32% / 35%
Sales Volume	2,448,500	1,203,500	1,122,000	2,678,650	2,517,000
Sales Volume YTD	11,180,349	11,083,850	11,610,449	13,440,199	14,359,500
Total Rural²					
Listings / YTD	472 / 4,621	543 / 4,352	483 / 4,154	472 / 4,480	589 / 4,861
Sales / YTD	234 / 1,456	209 / 1,515	214 / 1,462	251 / 1,588	227 / 1,777
Sales to Listings Ratio / YTD	50% / 32%	38% / 35%	44% / 35%	53% / 35%	39% / 37%
Sales Volume	94,919,286	87,622,426	86,020,250	102,797,545	90,666,429
Sales Volume YTD	590,339,052	626,449,635	601,086,421	680,199,592	728,854,237

¹ Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.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.

August 2018

	2018	2017	2016	2015	2014
Land					
Listings / YTD	27 / 197	20 / 175	39 / 182	30 / 188	24 / 177
Sales / YTD	6 / 22	5 / 35	4 / 36	5 / 30	8 / 43
Sales to Listings Ratio / YTD	22% / 11%	25% / 20%	10% / 20%	17% / 16%	33% / 24%
Sales Volume	4,700,000	2,453,500	5,222,000	2,420,000	5,870,000
Sales Volume YTD	16,146,076	19,649,700	24,788,950	14,606,750	39,707,850
Investment					
Listings / YTD	44 / 322	31 / 243	30 / 301	35 / 280	47 / 301
Sales / YTD	10 / 77	2 / 82	10 / 73	13 / 68	9 / 94
Sales to Listings Ratio / YTD	23% / 24%	6% / 34%	33% / 24%	37% / 24%	19% / 31%
Sales Volume	10,284,845	200,000	6,132,100	10,947,817	4,739,500
Sales Volume YTD	65,256,327	53,149,240	49,514,453	41,753,616	66,700,077
Multi Family					
Listings / YTD	9 / 70	9 / 63	10 / 61	4 / 58	8 / 66
Sales / YTD	2 / 15	2 / 15	7 / 21	1 / 18	3 / 29
Sales to Listings Ratio / YTD	22% / 21%	22% / 24%	70% / 34%	25% / 31%	38% / 44%
Sales Volume	1,492,500	1,830,000	7,714,900	783,000	2,295,000
Sales Volume YTD	13,966,100	18,068,500	24,210,900	21,224,500	34,352,300
Hotel/Motel					
Listings / YTD	3 / 15	2 / 13	0 / 10	1 / 14	2 / 12
Sales / YTD	0 / 2	0 / 1	0 / 0	0 / 2	0 / 0
Sales to Listings Ratio / YTD	0% / 13%	0% / 8%	0% / 0%	0% / 14%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	5,815,000	450,000	0	700,000	0
Business					
Listings / YTD	18 / 244	33 / 233	21 / 205	23 / 249	25 / 286
Sales / YTD	7 / 42	4 / 41	7 / 36	1 / 39	2 / 44
Sales to Listings Ratio / YTD	39% / 17%	12% / 18%	33% / 18%	4% / 16%	8% / 15%
Sales Volume	1,048,500	1,525,000	768,000	347,500	840,000
Sales Volume YTD	10,143,800	9,512,889	8,105,388	8,021,900	11,872,649
Lease					
Listings / YTD	24 / 183	22 / 198	20 / 212	21 / 170	22 / 161
Sales / YTD	5 / 64	5 / 62	5 / 53	9 / 52	5 / 52
Sales to Listings Ratio / YTD	21% / 35%	23% / 31%	25% / 25%	43% / 31%	23% / 32%
Sales Volume	387,460	501,579	318,105	748,725	1,909,740
Sales Volume YTD	6,920,641	8,582,226	8,705,679	6,336,603	8,754,111
Farms					
Listings / YTD	0 / 0	0 / 0	0 / 0	30 / 236	25 / 521
Sales / YTD	0 / 0	0 / 2	1 / 11	7 / 75	27 / 236
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	23% / 32%	108% / 45%
Sales Volume	0	0	567,000	5,969,750	14,927,799
Sales Volume YTD	0	2,000,000	3,262,000	42,710,200	104,087,074
Total Commercial¹					
Listings / YTD	125 / 1,033	117 / 926	121 / 972	144 / 1,194	153 / 1,524
Sales / YTD	30 / 223	18 / 238	34 / 230	36 / 284	54 / 498
Sales to Listings Ratio / YTD	24% / 22%	15% / 26%	28% / 24%	25% / 24%	35% / 33%
Sales Volume	17,913,305	6,510,079	20,722,105	21,216,792	30,582,039
Sales Volume YTD	118,339,944	111,412,555	118,587,370	135,353,569	265,474,061

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

August 2018

		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Barrhead	Sales	6	9	5	39	53	40
	Sales Volume	1,527,000	2,288,000	1,060,000	8,641,500	12,271,515	8,910,823
	Average Price	254,500	254,222	212,000	221,577	231,538	222,771
	Median Price	266,000	305,000	205,000	205,000	224,000	212,500
Beaumont	Sales	32	46	23	275	260	196
	Sales Volume	13,093,819	21,407,175	9,945,500	122,010,705	113,186,063	82,799,213
	Average Price	409,182	465,373	432,413	443,675	435,331	422,445
	Median Price	411,000	475,800	418,000	435,000	431,250	407,000
Bonnyville	Sales	7	9	10	60	53	46
	Sales Volume	1,388,500	2,528,000	2,999,750	16,507,633	14,726,150	14,294,750
	Average Price	198,357	280,889	299,975	275,127	277,852	310,755
	Median Price	150,000	290,000	297,500	285,000	304,900	314,750
Cold Lake	Sales	16	18	29	180	181	182
	Sales Volume	5,486,500	6,384,739	7,491,300	51,480,899	59,288,495	59,564,374
	Average Price	342,906	354,708	258,321	286,005	327,561	327,277
	Median Price	365,000	330,000	265,000	295,000	320,000	329,700
Devon	Sales	8	9	9	72	62	54
	Sales Volume	2,524,400	2,784,999	2,863,000	22,334,881	20,806,649	17,060,550
	Average Price	315,550	309,444	318,111	310,207	335,591	315,936
	Median Price	341,250	324,500	308,000	316,450	325,250	320,375
Drayton Valley	Sales	7	18	16	50	83	68
	Sales Volume	1,579,345	4,436,900	4,099,774	11,239,545	21,541,950	18,230,574
	Average Price	225,621	246,494	256,236	224,791	259,542	268,097
	Median Price	231,000	273,500	277,000	230,500	269,900	277,250
Fort Saskatchewan	SFD Sales	41	37	34	208	221	240
	SFD Average Price	406,224	420,467	425,695	416,986	421,588	426,181
	SFD Median Price	377,000	410,000	397,500	403,250	402,500	420,000
	Condo Sales	7	3	2	36	44	50
	Condo Average Price	248,714	n/a	n/a	226,900	249,410	244,540
	Condo Median Price	235,000	n/a	n/a	215,000	230,000	239,500
Total Sales Volume	21,846,350	20,556,288	18,206,327	120,216,519	134,306,458	140,858,798	
Gibbons	Sales	5	4	5	35	51	32
	Sales Volume	1,166,400	n/a	1,493,500	10,069,650	15,651,500	9,858,900
	Average Price	233,280	n/a	298,700	287,704	306,892	308,091
	Median Price	218,000	n/a	307,000	275,000	295,000	301,950
Leduc	SFD Sales	36	30	35	281	239	244
	SFD Average Price	379,794	385,037	357,509	368,955	380,044	375,331
	SFD Median Price	362,450	383,250	334,500	355,000	375,000	361,000
	Condo Sales	4	6	9	45	38	32
	Condo Average Price	n/a	292,083	246,056	230,407	242,864	248,113
	Condo Median Price	n/a	273,500	235,000	210,000	225,500	230,500
	Total Sales Volume	17,786,850	15,828,700	19,035,200	133,935,814	115,526,909	122,504,033

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.

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August 2018

	2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Morinville						
Sales	22	10	19	154	141	139
Sales Volume	6,813,500	3,366,150	5,754,870	49,168,868	46,223,640	46,296,910
Average Price	309,705	336,615	302,888	319,278	327,827	333,071
Median Price	325,000	352,500	262,000	328,000	330,000	340,000
Sherwood Park						
SFD Sales	86	75	95	579	577	639
SFD Average Price	432,020	470,469	448,989	448,679	458,721	453,980
SFD Median Price	413,000	431,500	424,500	425,000	435,000	425,000
Condo Sales	28	19	23	170	154	173
Condo Average Price	282,993	323,000	336,883	286,715	306,054	317,570
Condo Median Price	278,950	318,000	341,000	280,500	297,750	306,000
Total Sales Volume	46,793,999	42,719,866	53,332,225	330,609,007	334,092,521	369,265,812
Spruce Grove						
SFD Sales	42	37	41	278	313	325
SFD Average Price	413,421	388,743	408,350	395,273	395,506	405,351
SFD Median Price	396,340	385,000	370,020	384,250	385,000	395,000
Condo Sales	8	7	5	53	56	33
Condo Average Price	251,734	241,714	209,100	221,623	230,703	233,508
Condo Median Price	247,688	250,000	193,000	212,500	218,000	215,000
Total Sales Volume	24,414,955	21,666,468	22,712,902	154,442,568	165,594,651	171,621,782
St. Albert						
SFD Sales	89	75	71	590	546	585
SFD Average Price	454,951	459,875	478,792	478,799	472,975	474,949
SFD Median Price	418,000	433,000	427,000	443,000	435,500	431,500
Condo Sales	23	14	29	176	159	167
Condo Average Price	251,593	245,589	261,151	272,287	276,325	268,886
Condo Median Price	242,000	234,250	257,750	249,000	260,000	244,000
Total Sales Volume	48,443,590	39,347,781	43,322,909	342,981,170	314,411,866	331,362,910
St. Paul						
Sales	6	8	7	74	66	72
Sales Volume	1,679,500	2,289,000	1,865,500	18,671,300	17,907,200	17,493,000
Average Price	279,917	286,125	266,500	252,315	271,321	242,958
Median Price	301,250	286,250	320,000	259,000	275,000	223,250
Stony Plain						
Sales	21	38	20	196	255	211
Sales Volume	5,910,900	12,326,346	7,158,500	63,265,430	84,954,924	68,785,647
Average Price	281,471	324,378	357,925	322,783	333,157	325,998
Median Price	292,500	321,000	346,000	325,000	330,000	330,000
Vegreville						
Sales	2	10	7	38	46	50
Sales Volume	n/a	2,561,500	2,012,900	7,644,000	9,950,400	11,313,775
Average Price	n/a	256,150	287,557	201,158	216,313	226,276
Median Price	n/a	247,500	288,500	205,000	225,000	223,000
Westlock						
Sales	5	6	4	45	45	49
Sales Volume	1,046,000	921,000	n/a	8,965,950	8,811,250	9,415,585
Average Price	209,200	153,500	n/a	199,243	195,806	192,155
Median Price	260,000	137,500	n/a	200,000	214,000	177,000
Wetaskiwin						
Sales	18	13	13	113	103	138
Sales Volume	4,124,750	2,388,400	3,332,450	25,663,825	24,036,250	31,421,014
Average Price	229,153	183,723	256,342	227,113	233,362	227,689
Median Price	205,000	185,500	255,000	221,500	230,000	232,631

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		2018	2017	2016	2018 YTD	2017 YTD	2016 YTD
Rural¹ Sales by County							
Athabasca County	Sales	3	5	5	26	28	16
	Sales Volume	n/a	1,166,500	1,036,750	5,848,300	7,275,476	2,189,275
Bonnyville M.D.	Sales	8	12	12	80	83	49
	Sales Volume	2,393,100	4,257,000	4,761,900	30,777,448	32,011,890	19,746,900
Lac la Biche County	Sales	2	2	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	25	17	17	119	130	126
	Sales Volume	11,308,850	9,899,000	7,388,000	54,517,188	63,016,980	59,028,200
Parkland County	Sales	63	47	44	301	339	329
	Sales Volume	29,980,536	23,553,168	23,176,000	141,863,597	164,485,767	155,317,448
Smoky Lake County	Sales	5	1	1	20	10	11
	Sales Volume	914,900	n/a	n/a	3,464,800	1,576,500	3,244,900
St. Paul County	Sales	6	6	8	66	60	48
	Sales Volume	1,208,000	539,500	1,661,000	10,608,150	11,488,400	10,339,100
Strathcona County	Sales	26	27	33	208	195	211
	Sales Volume	15,765,700	17,093,775	17,827,800	123,008,170	120,917,467	128,270,161
Sturgeon County	Sales	10	22	18	101	129	121
	Sales Volume	6,634,250	12,497,900	8,318,400	60,386,850	73,172,550	62,409,891
Thorhild County	Sales	2	4	4	18	23	21
	Sales Volume	n/a	n/a	n/a	4,826,900	5,803,833	6,249,737
Two Hills County	Sales	1	1	1	13	12	11
	Sales Volume	n/a	n/a	n/a	2,679,400	3,859,500	3,410,500
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.

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		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	1	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	0	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	1	0	0	2	3	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	1	0	1	2	2	7
	Sales Volume	n/a	n/a	n/a	n/a	n/a	6,157,950
Smoky Lake County	Sales	1	0	0	2	4	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	0	0	2	5	3	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	0	0	1	2	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	1	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.