

## August 2017

	2017	2016	2015	2014	2013
<b>Edmonton City Monthly</b>					
Listings	2,329	2,115	2,244	1,828	1,718
Sales	1,163	1,214	1,220	1,310	1,227
Sales Volume	435,146,116	457,942,749	456,537,586	482,355,528	430,665,576
<b>Edmonton City Year to Date</b>					
Listings	18,318	17,826	18,240	15,989	14,971
Sales	8,981	8,924	9,567	10,533	9,255
Sales Volume	3,424,721,480	3,378,883,655	3,593,719,579	3,883,712,358	3,265,278,627
<b>Edmonton City Month End Active Inventory</b>					
Residential	6,474	5,735	5,510	4,053	4,236
Commercial	319	325	275	243	278
TOTAL	6,793	6,060	5,785	4,296	4,514
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<b>Edmonton CMA Monthly</b>					
Listings	3,300	3,012	3,236	2,674	2,628
Sales	1,666	1,712	1,710	1,806	1,734
Sales Volume	642,582,593	656,085,662	664,220,203	686,587,585	640,686,201
<b>Edmonton CMA Year to Date</b>					
Listings	26,122	25,798	26,392	23,675	22,451
Sales	12,667	12,545	13,549	14,872	13,242
Sales Volume	4,911,911,276	4,839,938,359	5,257,592,701	5,662,199,401	4,816,074,239
<b>Edmonton CMA Month End Active Inventory</b>					
Residential	8,570	7,784	7,249	5,380	5,728
Rural	1,249	1,197	1,335	1,403	1,426
Commercial	568	587	576	572	678
TOTAL	10,387	9,568	9,160	7,355	7,832
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<b>Total Board Monthly</b>					
Listings	4,083	3,707	3,878	3,424	3,313
Sales	2,001	2,070	2,131	2,215	2,140
Sales Volume	745,473,435	771,349,778	795,068,378	814,787,247	762,731,174
<b>Total Board Year to Date</b>					
Listings	32,421	32,018	32,940	30,338	28,906
Sales	15,156	15,049	16,308	18,202	16,492
Sales Volume	5,704,206,560	5,639,161,720	6,155,235,536	6,744,876,764	5,808,393,909

## August 2017

	2017	2016	2015	2014	2013
<b>Single Family Detached</b>					
Listings / YTD	1,976 / 15,672	1,832 / 15,701	1,991 / 16,656	1,639 / 14,942	1,655 / 14,113
Sales / YTD	1,121 / 8,541	1,131 / 8,512	1,146 / 9,102	1,189 / 10,040	1,165 / 9,337
Sales to Listings Ratio / YTD	57% / 54%	62% / 54%	58% / 55%	73% / 67%	70% / 66%
Sales Volume	472,900,469	477,834,174	483,861,370	496,679,575	466,442,228
Sales Volume YTD	3,637,595,509	3,599,943,900	3,897,782,880	4,209,113,102	3,712,000,001
<b>Condominium</b>					
Listings / YTD	1,002 / 8,335	906 / 7,880	950 / 7,857	776 / 6,707	748 / 6,518
Sales / YTD	422 / 3,215	477 / 3,288	507 / 3,834	544 / 4,354	542 / 3,805
Sales to Listings Ratio / YTD	42% / 39%	53% / 42%	53% / 49%	70% / 65%	72% / 58%
Sales Volume	104,607,662	123,182,970	130,838,386	142,843,739	134,223,088
Sales Volume YTD	813,717,297	839,112,361	985,545,819	1,106,676,456	927,466,588
<b>Duplex/Rowhouse</b>					
Listings / YTD	319 / 2,290	240 / 2,241	229 / 1,948	158 / 1,499	144 / 1,303
Sales / YTD	189 / 1,339	166 / 1,282	152 / 1,188	139 / 1,122	113 / 949
Sales to Listings Ratio / YTD	59% / 58%	69% / 57%	66% / 61%	88% / 75%	78% / 73%
Sales Volume	67,142,449	56,783,193	52,815,010	47,404,915	37,504,750
Sales Volume YTD	464,234,762	437,740,664	416,026,902	380,266,102	308,002,218
<b>Total Residential<sup>1</sup></b>					
Listings / YTD	3,414 / 27,218	3,108 / 26,914	3,270 / 27,347	2,690 / 24,034	2,626 / 22,728
Sales / YTD	1,773 / 13,402	1,823 / 13,362	1,847 / 14,456	1,934 / 15,945	1,857 / 14,515
Sales to Listings Ratio / YTD	52% / 49%	59% / 50%	56% / 53%	72% / 66%	71% / 64%
Sales Volume	651,194,430	666,457,423	672,174,041	693,538,779	641,744,466
Sales Volume YTD	4,966,197,870	4,922,243,984	5,347,091,689	5,757,858,608	5,005,807,868
<b>Acreage with Home</b>					
Listings / YTD	401 / 3,081	346 / 2,897	331 / 3,102	364 / 3,142	301 / 2,882
Sales / YTD	156 / 1,097	156 / 1,066	183 / 1,190	155 / 1,315	161 / 1,100
Sales to Listings Ratio / YTD	39% / 36%	45% / 37%	55% / 38%	43% / 42%	53% / 38%
Sales Volume	78,548,818	71,925,100	89,891,000	73,450,429	71,166,230
Sales Volume YTD	546,920,422	518,429,945	588,751,751	640,735,043	511,809,095
<b>Vacant Acreage and Recreational</b>					
Listings / YTD	142 / 1,101	127 / 1,119	127 / 1,203	206 / 1,558	167 / 1,427
Sales / YTD	48 / 375	53 / 348	55 / 339	66 / 406	50 / 348
Sales to Listings Ratio / YTD	34% / 34%	42% / 31%	43% / 28%	32% / 26%	30% / 24%
Sales Volume	8,016,608	12,973,150	9,752,895	14,699,000	6,440,993
Sales Volume YTD	68,591,863	71,726,027	77,007,642	73,333,194	49,682,821
<b>Recreational with Home</b>					
Listings / YTD	9 / 116	8 / 122	13 / 149	19 / 158	19 / 206
Sales / YTD	6 / 44	5 / 48	12 / 57	6 / 55	11 / 67
Sales to Listings Ratio / YTD	67% / 38%	63% / 39%	92% / 38%	32% / 35%	58% / 33%
Sales Volume	1,203,500	1,122,000	2,678,650	2,517,000	3,489,300
Sales Volume YTD	11,083,850	11,610,449	13,440,199	14,359,500	16,998,774
<b>Total Rural<sup>2</sup></b>					
Listings / YTD	552 / 4,298	481 / 4,138	471 / 4,454	589 / 4,858	487 / 4,515
Sales / YTD	210 / 1,516	214 / 1,462	250 / 1,586	227 / 1,776	222 / 1,515
Sales to Listings Ratio / YTD	38% / 35%	44% / 35%	53% / 36%	39% / 37%	46% / 34%
Sales Volume	87,768,926	86,020,250	102,322,545	90,666,429	81,096,523
Sales Volume YTD	626,596,135	601,766,421	679,199,592	728,427,737	578,490,690

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

## August 2017

	2017	2016	2015	2014	2013
<b>Land</b>					
Listings / YTD	19 / 171	38 / 180	30 / 183	24 / 171	46 / 231
Sales / YTD	5 / 35	3 / 35	5 / 30	8 / 42	6 / 30
Sales to Listings Ratio / YTD	26% / 20%	8% / 19%	17% / 16%	33% / 25%	13% / 13%
Sales Volume	2,453,500	3,372,000	2,420,000	5,870,000	2,440,500
Sales Volume YTD	19,649,700	22,938,950	14,606,750	39,549,850	24,080,350
<b>Investment</b>					
Listings / YTD	30 / 237	28 / 298	34 / 265	45 / 291	31 / 262
Sales / YTD	2 / 82	10 / 72	12 / 61	9 / 92	8 / 67
Sales to Listings Ratio / YTD	7% / 35%	36% / 24%	35% / 23%	20% / 32%	26% / 26%
Sales Volume	200,000	6,132,100	10,717,817	4,739,500	5,981,500
Sales Volume YTD	53,149,240	48,944,453	37,058,616	64,345,077	45,860,950
<b>Multi Family</b>					
Listings / YTD	9 / 62	10 / 61	4 / 57	8 / 65	12 / 92
Sales / YTD	2 / 15	7 / 21	1 / 18	3 / 29	6 / 37
Sales to Listings Ratio / YTD	22% / 24%	70% / 34%	25% / 32%	38% / 45%	50% / 40%
Sales Volume	1,830,000	7,714,900	783,000	2,295,000	5,651,000
Sales Volume YTD	18,068,500	24,210,900	21,224,500	34,352,300	33,732,684
<b>Hotel/Motel</b>					
Listings / YTD	2 / 13	0 / 10	1 / 14	2 / 11	2 / 15
Sales / YTD	0 / 1	0 / 0	0 / 2	0 / 0	1 / 2
Sales to Listings Ratio / YTD	0% / 8%	0% / 0%	0% / 14%	0% / 0%	50% / 13%
Sales Volume	0	0	0	0	1,849,000
Sales Volume YTD	450,000	0	700,000	0	2,106,500
<b>Business</b>					
Listings / YTD	35 / 228	21 / 204	22 / 237	25 / 266	26 / 275
Sales / YTD	4 / 41	7 / 34	1 / 37	2 / 41	7 / 46
Sales to Listings Ratio / YTD	11% / 18%	33% / 17%	5% / 16%	8% / 15%	27% / 17%
Sales Volume	1,525,000	768,000	347,500	840,000	4,530,000
Sales Volume YTD	9,512,889	7,455,388	7,886,900	9,125,149	16,041,643
<b>Lease</b>					
Listings / YTD	22 / 193	20 / 212	18 / 154	17 / 144	21 / 140
Sales / YTD	5 / 62	5 / 52	9 / 45	5 / 45	4 / 47
Sales to Listings Ratio / YTD	23% / 32%	25% / 25%	50% / 29%	29% / 31%	19% / 34%
Sales Volume	501,579	318,105	748,725	1,909,740	270,933
Sales Volume YTD	8,582,226	8,339,624	5,547,289	8,200,969	6,898,544
<b>Farms</b>					
Listings / YTD	0 / 0	0 / 0	28 / 230	24 / 498	62 / 648
Sales / YTD	0 / 2	1 / 11	6 / 73	27 / 232	29 / 233
Sales to Listings Ratio / YTD	0% / 0%	0% / 0%	21% / 32%	113% / 47%	47% / 36%
Sales Volume	0	567,000	5,554,750	14,927,799	19,167,252
Sales Volume YTD	2,000,000	3,262,000	41,920,200	103,017,074	95,374,680
<b>Total Commercial<sup>1</sup></b>					
Listings / YTD	117 / 905	118 / 966	137 / 1,139	145 / 1,446	200 / 1,663
Sales / YTD	18 / 238	33 / 225	34 / 266	54 / 481	61 / 462
Sales to Listings Ratio / YTD	15% / 26%	28% / 23%	25% / 23%	37% / 33%	31% / 28%
Sales Volume	6,510,079	18,872,105	20,571,792	30,582,039	39,890,185
Sales Volume YTD	111,412,555	115,151,315	128,944,255	258,590,419	224,095,351

<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.

August 2017

		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
<b>Barrhead</b>	Sales	9	5	7	53	40	48
	Sales Volume	2,288,000	1,060,000	1,489,450	12,271,515	8,910,823	10,746,300
	Average Price	254,222	212,000	212,779	231,538	222,771	223,881
	Median Price	305,000	205,000	215,000	224,000	212,500	243,250
<b>Beaumont</b>	Sales	46	23	31	260	196	237
	Sales Volume	21,407,175	9,945,500	14,151,089	113,186,063	82,799,213	103,388,412
	Average Price	465,373	432,413	456,487	435,331	422,445	436,238
	Median Price	475,800	418,000	460,000	431,250	407,000	419,000
<b>Bonnyville</b>	Sales	9	10	6	53	46	64
	Sales Volume	2,528,000	2,999,750	1,367,000	14,726,150	14,294,750	20,454,990
	Average Price	280,889	299,975	227,833	277,852	310,755	319,609
	Median Price	290,000	297,500	158,000	304,900	314,750	315,500
<b>Cold Lake</b>	Sales	18	29	18	181	182	165
	Sales Volume	6,384,739	7,491,300	6,599,513	59,288,495	59,564,374	61,624,246
	Average Price	354,708	258,321	366,640	327,561	327,277	373,480
	Median Price	330,000	265,000	343,750	320,000	329,700	371,500
<b>Devon</b>	Sales	9	9	8	62	54	60
	Sales Volume	2,784,999	2,863,000	2,688,500	20,806,649	17,060,550	19,204,088
	Average Price	309,444	318,111	336,063	335,591	315,936	320,068
	Median Price	324,500	308,000	343,750	325,250	320,375	316,250
<b>Drayton Valley</b>	Sales	18	16	16	84	69	86
	Sales Volume	4,436,900	4,099,774	4,401,400	22,036,950	18,815,574	25,744,598
	Average Price	246,494	256,236	275,088	262,345	272,689	299,356
	Median Price	273,500	277,000	314,000	275,950	278,000	312,500
<b>Fort Saskatchewan</b>	SFD Sales	37	34	29	221	240	258
	SFD Average Price	420,467	425,695	409,790	421,588	426,181	418,173
	SFD Median Price	410,000	397,500	400,000	402,500	420,000	415,000
	Condo Sales	3	2	9	44	50	47
	Condo Average Price	n/a	n/a	233,044	249,410	244,540	242,351
	Condo Median Price	n/a	n/a	218,000	230,000	239,500	218,000
	Total Sales Volume	20,556,288	18,206,327	16,912,100	134,306,458	140,858,798	142,958,640
<b>Gibbons</b>	Sales	4	5	8	51	32	45
	Sales Volume	n/a	1,493,500	2,420,650	15,651,500	9,858,900	13,038,150
	Average Price	n/a	298,700	302,581	306,892	308,091	289,737
	Median Price	n/a	307,000	293,625	295,000	301,950	287,000
<b>Leduc</b>	SFD Sales	30	35	38	239	244	298
	SFD Average Price	385,023	357,509	387,445	380,042	375,331	392,782
	SFD Median Price	383,250	334,500	369,500	375,000	361,000	370,000
	Condo Sales	6	9	6	38	32	59
	Condo Average Price	292,083	246,056	236,333	242,864	248,113	250,106
	Condo Median Price	273,500	235,000	247,000	225,500	230,500	239,875
	Total Sales Volume	15,828,300	19,035,200	19,656,751	115,526,509	122,504,033	150,640,441

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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		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
<b>Morinville</b>	Sales	10	19	21	141	139	184
	Sales Volume	3,366,150	5,754,870	6,772,950	46,223,640	46,296,910	62,148,700
	Average Price	336,615	302,888	322,521	327,827	333,071	337,765
	Median Price	352,500	262,000	320,750	330,000	340,000	346,500
<b>Sherwood Park</b>	SFD Sales	75	95	87	578	639	670
	SFD Average Price	470,469	448,989	455,280	459,441	453,980	463,573
	SFD Median Price	431,500	424,500	440,900	435,000	425,000	440,000
	Condo Sales	19	23	30	154	173	192
	Condo Average Price	323,000	336,883	335,577	306,054	317,570	324,960
	Condo Median Price	318,000	341,000	323,750	297,750	306,000	310,000
	Total Sales Volume	42,719,866	53,332,225	52,834,225	334,967,521	369,265,812	392,256,553
<b>Spruce Grove</b>	SFD Sales	37	41	33	313	325	347
	SFD Average Price	388,743	408,350	411,785	395,506	405,351	412,542
	SFD Median Price	385,000	370,020	405,000	385,000	395,000	400,000
	Condo Sales	7	5	7	56	33	43
	Condo Average Price	241,714	209,100	247,557	230,703	233,508	239,044
	Condo Median Price	250,000	193,000	220,000	218,000	215,000	220,000
	Total Sales Volume	21,666,468	22,712,902	17,890,697	165,594,651	171,621,782	183,139,839
<b>St. Albert</b>	SFD Sales	75	71	66	546	585	609
	SFD Average Price	459,875	478,792	500,242	472,975	474,949	486,581
	SFD Median Price	433,000	427,000	447,500	435,500	431,500	450,500
	Condo Sales	14	29	21	159	167	164
	Condo Average Price	245,589	261,151	266,917	276,325	268,886	279,632
	Condo Median Price	234,250	257,750	250,000	260,000	244,000	275,000
	Total Sales Volume	39,347,781	43,322,909	38,966,193	314,411,866	331,362,910	351,536,430
<b>St. Paul</b>	Sales	8	7	11	66	72	69
	Sales Volume	2,289,000	1,865,500	2,981,700	17,907,200	17,493,000	19,128,100
	Average Price	286,125	266,500	271,064	271,321	242,958	277,219
	Median Price	286,250	320,000	275,000	275,000	223,250	275,000
<b>Stony Plain</b>	Sales	39	20	26	256	211	238
	Sales Volume	12,613,746	7,158,500	9,467,112	85,242,324	68,785,647	83,762,983
	Average Price	323,429	357,925	364,120	332,978	325,998	351,945
	Median Price	320,000	346,000	351,250	330,000	330,000	350,000
<b>Vegreville</b>	Sales	10	7	7	46	50	58
	Sales Volume	2,561,500	2,012,900	1,245,000	9,950,400	11,313,775	12,758,450
	Average Price	256,150	287,557	177,857	216,313	226,276	219,973
	Median Price	247,500	288,500	185,000	225,000	223,000	225,000
<b>Westlock</b>	Sales	6	4	9	45	49	47
	Sales Volume	921,000	n/a	1,822,400	8,811,250	9,415,585	10,296,700
	Average Price	153,500	n/a	202,489	195,806	192,155	219,079
	Median Price	137,500	n/a	210,000	214,000	177,000	225,000
<b>Wetaskiwin</b>	Sales	13	13	29	103	138	149
	Sales Volume	2,388,400	3,332,450	6,730,450	24,036,250	31,421,014	35,584,582
	Average Price	183,723	256,342	232,084	233,362	227,689	238,823
	Median Price	185,500	255,000	235,000	230,000	232,631	235,900

n/a = insufficient data

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		2017	2016	2015	2017 YTD	2016 YTD	2015 YTD
<b>Rural<sup>1</sup> Sales by County</b>							
<b>Athabasca County</b>	Sales	5	5	5	28	16	14
	Sales Volume	1,166,500	1,036,750	881,000	7,275,476	2,189,275	3,079,900
<b>Bonnyville M.D.</b>	Sales	12	12	11	83	49	59
	Sales Volume	4,257,000	4,761,900	4,314,000	32,011,890	19,746,900	22,626,550
<b>Lac la Biche County</b>	Sales	2	0	0	4	2	0
	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	17	17	23	130	126	117
	Sales Volume	9,899,000	7,388,000	12,709,600	63,016,980	59,028,200	69,826,877
<b>Parkland County</b>	Sales	48	44	48	340	329	346
	Sales Volume	23,695,668	23,176,000	25,358,450	164,628,267	155,317,448	173,117,280
<b>Smoky Lake County</b>	Sales	1	1	0	10	11	8
	Sales Volume	n/a	n/a	n/a	1,576,500	3,244,900	2,140,500
<b>St. Paul County</b>	Sales	6	8	10	60	48	56
	Sales Volume	539,500	1,661,000	1,579,500	11,488,400	10,339,100	11,337,100
<b>Strathcona County</b>	Sales	27	33	31	195	211	254
	Sales Volume	17,097,775	17,827,800	18,980,500	120,921,467	128,950,161	154,582,050
<b>Sturgeon County</b>	Sales	22	18	11	129	121	119
	Sales Volume	12,497,900	8,318,400	7,359,000	73,172,550	62,409,891	69,351,405
<b>Thorhild County</b>	Sales	4	4	7	23	21	24
	Sales Volume	n/a	n/a	1,736,900	5,803,833	6,249,737	5,466,300
<b>Two Hills County</b>	Sales	1	1	1	12	11	10
	Sales Volume	n/a	n/a	n/a	3,859,500	3,410,500	1,880,300
<b>Vermilion River County</b>	Sales	0	0	0	0	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

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<b>Commercial<sup>1</sup> Sales by County</b>							
<b>Athabasca County</b>	Sales	0	0	1	2	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	0	1	0	8	4	4
	Sales Volume	n/a	n/a	n/a	2,806,160	n/a	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	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	0	0	1	3	4	16
	Sales Volume	n/a	n/a	n/a	n/a	n/a	12,919,500
<b>Parkland County</b>	Sales	0	1	1	2	7	11
	Sales Volume	n/a	n/a	n/a	n/a	6,157,950	7,892,750
<b>Smoky Lake County</b>	Sales	0	0	0	4	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	0	2	0	3	10	5
	Sales Volume	n/a	n/a	n/a	n/a	3,794,900	1,258,000
<b>Strathcona County</b>	Sales	0	0	1	1	4	6
	Sales Volume	n/a	n/a	n/a	n/a	n/a	7,305,250
<b>Sturgeon County</b>	Sales	0	1	0	1	3	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	3,283,000
<b>Thorhild County</b>	Sales	0	0	0	0	2	4
	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	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Vermilion River County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

<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.