

August 2016

	2016	2015	2014	2013	2012
Edmonton City Monthly					
Listings	2,153	2,289	1,846	1,700	1,795
Sales	1,101	1,220	1,324	1,273	1,025
Sales Volume	414,315,028	454,329,346	488,470,985	445,468,345	349,485,405
Edmonton City Year to Date					
Listings	18,085	18,539	16,143	14,960	16,014
Sales	8,900	9,620	10,632	9,339	8,818
Sales Volume	3,373,688,236	3,609,640,279	3,916,751,558	3,292,155,274	3,032,139,487
Edmonton City Month End Active Inventory					
Residential	5,836	5,493	4,017	4,123	4,524
Commercial	331	278	251	299	327
TOTAL	6,167	5,771	4,268	4,422	4,851
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Edmonton CMA Monthly					
Listings	3,066	3,283	2,703	2,600	2,699
Sales	1,565	1,693	1,825	1,785	1,470
Sales Volume	599,754,291	656,075,663	695,908,803	657,366,353	516,109,515
Edmonton CMA Year to Date					
Listings	26,170	26,807	23,932	22,443	23,986
Sales	12,521	13,622	15,022	13,376	12,700
Sales Volume	4,834,565,645	5,280,581,541	5,717,807,155	4,861,500,506	4,508,189,117
Edmonton CMA Month End Active Inventory					
Residential	7,908	7,227	5,334	5,557	6,021
Rural	1,206	1,329	1,397	1,660	1,439
Commercial	593	605	589	704	746
TOTAL	9,707	9,161	7,320	7,921	8,206
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Total Board Monthly					
Listings	3,782	3,935	3,455	3,284	3,545
Sales	1,905	2,106	2,235	2,188	1,827
Sales Volume	708,263,232	780,870,887	822,955,665	776,624,693	614,617,817
Total Board Year to Date					
Listings	32,493	33,443	30,700	28,906	31,285
Sales	15,024	16,392	18,389	16,649	15,804
Sales Volume	5,634,273,206	6,183,742,125	6,813,085,448	5,859,607,526	5,422,574,729

August 2016

	2016	2015	2014	2013	2012
Single Family Detached					
Listings / YTD	1,868 / 15,955	2,017 / 16,891	1,652 / 15,086	1,632 / 14,053	1,665 / 14,764
Sales / YTD	1,036 / 8,487	1,132 / 9,128	1,228 / 10,134	1,200 / 9,403	998 / 8,873
Sales to Listings Ratio / YTD	55% / 53%	56% / 54%	74% / 67%	74% / 67%	60% / 60%
Sales Volume	436,440,303	476,131,620	514,067,237	480,707,464	383,976,936
Sales Volume YTD	3,591,596,100	3,905,921,730	4,250,092,639	3,739,937,960	3,398,224,841
Condominium					
Listings / YTD	923 / 7,982	966 / 7,967	780 / 6,752	737 / 6,479	715 / 6,757
Sales / YTD	439 / 3,287	503 / 3,859	525 / 4,372	558 / 3,850	417 / 3,422
Sales to Listings Ratio / YTD	48% / 41%	52% / 48%	67% / 65%	76% / 59%	58% / 51%
Sales Volume	112,182,352	129,500,159	138,311,216	137,457,688	98,390,747
Sales Volume YTD	840,371,942	992,687,895	1,112,303,576	937,872,176	814,088,615
Duplex/Rowhouse					
Listings / YTD	247 / 2,276	235 / 1,984	163 / 1,515	140 / 1,302	153 / 1,341
Sales / YTD	148 / 1,278	146 / 1,195	144 / 1,135	120 / 955	98 / 798
Sales to Listings Ratio / YTD	60% / 56%	62% / 60%	88% / 75%	86% / 73%	64% / 60%
Sales Volume	51,016,886	50,804,472	49,087,695	40,226,200	29,389,825
Sales Volume YTD	436,375,664	418,151,352	384,840,882	310,248,818	247,408,259
Total Residential¹					
Listings / YTD	3,170 / 27,322	3,319 / 27,737	2,713 / 24,256	2,590 / 22,624	2,753 / 24,415
Sales / YTD	1,668 / 13,332	1,824 / 14,504	1,961 / 16,082	1,917 / 14,637	1,588 / 13,866
Sales to Listings Ratio / YTD	53% / 49%	55% / 52%	72% / 66%	74% / 65%	58% / 57%
Sales Volume	607,867,127	660,976,826	708,027,098	661,927,752	528,159,084
Sales Volume YTD	4,913,790,765	5,359,876,465	5,810,090,945	5,046,686,015	4,650,710,578
Acreage with Home					
Listings / YTD	351 / 2,928	331 / 3,133	362 / 3,167	300 / 2,879	335 / 2,976
Sales / YTD	151 / 1,065	177 / 1,198	159 / 1,330	153 / 1,105	139 / 1,063
Sales to Listings Ratio / YTD	43% / 36%	53% / 38%	44% / 42%	51% / 38%	41% / 36%
Sales Volume	68,342,850	84,957,199	74,072,927	67,006,688	55,334,565
Sales Volume YTD	517,856,445	591,531,250	646,319,743	513,485,595	481,378,228
Vacant Acreage and Recreational					
Listings / YTD	130 / 1,136	128 / 1,226	206 / 1,563	167 / 1,431	201 / 1,730
Sales / YTD	50 / 349	54 / 340	65 / 416	49 / 348	42 / 320
Sales to Listings Ratio / YTD	38% / 31%	42% / 28%	32% / 27%	29% / 24%	21% / 18%
Sales Volume	12,088,150	9,137,895	14,595,450	6,560,393	5,925,960
Sales Volume YTD	71,801,027	77,474,642	77,020,019	49,930,471	53,536,694
Recreational with Home					
Listings / YTD	10 / 128	13 / 149	19 / 161	18 / 205	21 / 264
Sales / YTD	4 / 48	13 / 58	6 / 57	10 / 67	13 / 72
Sales to Listings Ratio / YTD	40% / 38%	100% / 39%	32% / 35%	56% / 33%	62% / 27%
Sales Volume	1,030,000	2,808,650	1,733,700	3,074,300	3,060,210
Sales Volume YTD	11,610,449	13,570,199	14,552,200	16,998,774	16,914,410
Total Rural²					
Listings / YTD	491 / 4,192	472 / 4,508	587 / 4,891	485 / 4,515	557 / 4,970
Sales / YTD	205 / 1,462	244 / 1,596	230 / 1,803	212 / 1,520	194 / 1,455
Sales to Listings Ratio / YTD	42% / 35%	52% / 35%	39% / 37%	44% / 34%	35% / 29%
Sales Volume	81,461,000	96,903,744	90,402,077	76,641,381	64,320,735
Sales Volume YTD	601,267,921	682,576,091	737,891,962	580,414,840	551,829,332

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.

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	2016	2015	2014	2013	2012
Land					
Listings / YTD	39 / 183	30 / 188	24 / 182	46 / 245	39 / 259
Sales / YTD	3 / 36	5 / 31	7 / 43	6 / 31	4 / 43
Sales to Listings Ratio / YTD	8% / 20%	17% / 16%	29% / 24%	13% / 13%	10% / 17%
Sales Volume	3,372,000	3,683,000	5,595,000	2,440,500	1,456,000
Sales Volume YTD	24,788,950	16,284,750	39,707,850	25,580,350	22,693,400
Investment					
Listings / YTD	29 / 300	35 / 281	47 / 317	33 / 287	40 / 295
Sales / YTD	10 / 73	13 / 69	10 / 93	9 / 81	7 / 84
Sales to Listings Ratio / YTD	34% / 24%	37% / 25%	21% / 29%	27% / 28%	18% / 28%
Sales Volume	6,132,100	10,715,817	5,108,500	8,372,900	3,853,000
Sales Volume YTD	49,868,603	42,198,616	62,319,077	50,192,425	53,261,849
Multi Family					
Listings / YTD	10 / 63	4 / 58	8 / 67	13 / 94	19 / 94
Sales / YTD	7 / 21	1 / 18	3 / 30	5 / 37	3 / 35
Sales to Listings Ratio / YTD	70% / 33%	25% / 31%	38% / 45%	38% / 39%	16% / 37%
Sales Volume	7,714,900	783,000	1,532,700	3,366,000	3,323,000
Sales Volume YTD	24,210,900	21,224,500	34,820,000	34,107,684	33,921,100
Hotel/Motel					
Listings / YTD	0 / 10	1 / 14	2 / 12	2 / 15	2 / 12
Sales / YTD	0 / 0	0 / 2	0 / 0	1 / 2	0 / 1
Sales to Listings Ratio / YTD	0% / 0%	0% / 14%	0% / 0%	50% / 13%	0% / 8%
Sales Volume	0	0	0	1,849,000	0
Sales Volume YTD	0	700,000	0	2,106,500	890,000
Business					
Listings / YTD	22 / 210	23 / 250	25 / 286	28 / 295	35 / 332
Sales / YTD	6 / 36	1 / 40	2 / 44	4 / 49	2 / 40
Sales to Listings Ratio / YTD	27% / 17%	4% / 16%	8% / 15%	14% / 17%	6% / 12%
Sales Volume	831,000	347,500	840,000	4,150,000	158,000
Sales Volume YTD	8,378,388	8,066,900	11,872,649	16,304,043	9,095,126
Lease					
Listings / YTD	20 / 212	21 / 172	23 / 164	23 / 156	22 / 156
Sales / YTD	5 / 53	9 / 53	4 / 51	7 / 52	5 / 54
Sales to Listings Ratio / YTD	25% / 25%	43% / 31%	17% / 31%	30% / 33%	23% / 35%
Sales Volume	318,105	656,250	1,784,790	624,908	2,708,398
Sales Volume YTD	8,705,679	6,444,603	8,637,641	7,183,989	12,146,546
Farms					
Listings / YTD	0 / 0	30 / 236	26 / 525	64 / 674	78 / 750
Sales / YTD	1 / 11	9 / 79	18 / 243	27 / 240	24 / 226
Sales to Listings Ratio / YTD	0% / 0%	30% / 33%	69% / 46%	42% / 36%	31% / 30%
Sales Volume	567,000	6,804,750	9,665,500	17,252,252	10,639,600
Sales Volume YTD	3,262,000	46,370,200	107,745,324	97,031,680	88,026,798
Total Commercial¹					
Listings / YTD	121 / 979	144 / 1,198	155 / 1,553	209 / 1,767	235 / 1,900
Sales / YTD	32 / 230	38 / 292	44 / 504	59 / 492	45 / 483
Sales to Listings Ratio / YTD	26% / 23%	26% / 24%	28% / 32%	28% / 28%	19% / 25%
Sales Volume	18,935,105	22,990,317	24,526,490	38,055,560	22,137,998
Sales Volume YTD	119,214,520	141,289,569	265,102,541	232,506,671	220,034,819

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

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		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Barrhead	Sales	5	6	8	41	48	47
	Sales Volume	1,060,000	1,322,450	1,839,400	9,077,823	10,746,300	10,231,900
	Average Price	212,000	220,408	229,925	221,410	223,881	217,700
	Median Price	205,000	237,000	218,950	210,000	243,250	225,000
Beaumont	Sales	20	26	28	196	236	279
	Sales Volume	8,723,000	11,710,689	12,625,750	82,799,213	103,023,512	126,083,092
	Average Price	436,150	450,411	450,920	422,445	436,540	451,911
	Median Price	429,500	454,750	432,500	407,000	419,500	447,500
Bonnyville	Sales	10	6	11	46	64	88
	Sales Volume	2,999,750	1,367,000	3,577,200	14,294,750	20,454,990	30,571,750
	Average Price	299,975	227,833	325,200	310,755	319,609	347,406
	Median Price	297,500	158,000	390,000	314,750	315,500	391,000
Cold Lake	Sales	28	19	31	180	166	311
	Sales Volume	7,331,300	7,117,513	12,299,900	58,883,874	62,142,246	123,875,677
	Average Price	261,832	374,606	396,771	327,133	374,351	398,314
	Median Price	285,500	347,500	377,000	329,700	373,000	395,000
Devon	Sales	8	7	8	54	59	69
	Sales Volume	2,555,000	2,346,000	2,420,000	17,060,550	19,024,088	22,800,550
	Average Price	319,375	335,143	302,500	315,936	322,442	330,443
	Median Price	313,000	345,000	313,750	320,375	317,500	327,500
Drayton Valley	Sales	15	16	11	69	86	131
	Sales Volume	3,841,774	4,111,300	3,587,900	18,815,574	25,703,998	38,981,638
	Average Price	256,118	256,956	326,173	272,689	298,884	297,570
	Median Price	279,000	296,500	375,000	278,000	312,500	305,000
Fort Saskatchewan	SFD Sales	32	28	36	241	258	268
	SFD Average Price	427,304	419,121	443,219	426,280	418,834	429,997
	SFD Median Price	397,500	406,000	429,000	420,000	415,000	420,500
	Condo Sales	1	8	4	50	47	63
	Condo Average Price	n/a	235,300	n/a	244,540	242,351	238,734
	Condo Median Price	n/a	221,500	n/a	239,500	218,000	225,900
	Total Sales Volume	16,899,427	16,903,600	18,111,370	140,988,798	143,484,390	151,689,896
Gibbons	Sales	5	8	6	32	45	49
	Sales Volume	1,493,500	2,420,650	1,445,600	9,858,900	13,038,150	15,123,700
	Average Price	298,700	302,581	240,933	308,091	289,737	308,647
	Median Price	307,000	293,625	263,500	301,950	287,000	295,000
Leduc	SFD Sales	34	38	40	244	300	309
	SFD Average Price	359,715	378,050	396,252	375,331	392,180	381,664
	SFD Median Price	338,750	361,500	377,250	361,000	370,000	360,000
	Condo Sales	9	6	6	32	60	56
	Condo Average Price	246,056	236,583	252,967	248,113	250,446	257,233
	Condo Median Price	235,000	247,500	241,950	230,500	239,938	230,000
	Total Sales Volume	18,187,700	18,671,251	18,998,281	122,504,033	151,206,041	146,156,052

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 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Morinville	Sales	18	19	25	139	184	206
	Sales Volume	5,507,870	6,099,950	8,250,600	46,296,910	62,148,700	67,302,854
	Average Price	305,993	321,050	330,024	333,071	337,765	326,713
	Median Price	280,500	320,750	330,000	340,000	346,500	335,450
Sherwood Park	SFD Sales	87	82	68	638	673	669
	SFD Average Price	447,986	451,170	460,723	454,129	463,654	458,482
	SFD Median Price	425,000	430,000	423,450	425,250	440,000	436,000
	Condo Sales	23	30	18	176	195	179
	Condo Average Price	336,883	327,742	315,900	320,678	324,866	318,497
	Condo Median Price	341,000	323,250	301,000	306,250	310,000	306,000
	Total Sales Volume	49,653,050	49,985,775	38,175,764	370,407,012	394,658,503	378,814,516
Spruce Grove	SFD Sales	38	30	41	325	346	350
	SFD Average Price	413,970	416,797	408,833	405,551	412,665	398,983
	SFD Median Price	375,000	421,500	404,900	395,000	400,000	389,000
	Condo Sales	5	6	9	33	42	75
	Condo Average Price	209,100	254,900	284,956	233,508	240,263	238,349
	Condo Median Price	193,000	256,000	282,900	215,000	221,500	241,500
	Total Sales Volume	21,053,402	16,531,197	21,791,070	171,686,782	180,082,015	179,628,595
St. Albert	SFD Sales	67	65	76	585	609	668
	SFD Average Price	479,279	508,053	486,013	474,949	486,527	472,881
	SFD Median Price	430,000	451,500	438,900	431,500	451,500	435,000
	Condo Sales	26	22	14	165	165	200
	Condo Average Price	257,207	260,470	256,649	269,193	278,965	266,932
	Condo Median Price	235,750	247,500	258,000	244,000	275,000	255,000
	Total Sales Volume	40,294,909	39,098,793	41,628,893	330,875,910	351,673,530	381,807,968
St. Paul	Sales	6	11	11	72	69	96
	Sales Volume	1,454,500	2,981,700	2,475,125	17,493,000	19,128,100	23,233,094
	Average Price	242,417	271,064	225,011	242,958	277,219	242,011
	Median Price	307,500	275,000	165,000	223,250	275,000	249,950
Stony Plain	Sales	18	26	29	209	239	256
	Sales Volume	6,578,500	9,722,112	8,742,700	68,052,647	84,187,983	86,251,961
	Average Price	365,472	373,927	301,472	325,611	352,251	336,922
	Median Price	346,000	366,250	327,000	328,000	350,000	337,000
Vegreville	Sales	7	7	7	50	57	71
	Sales Volume	2,012,900	1,245,000	1,875,500	11,231,275	12,603,450	16,539,080
	Average Price	287,557	177,857	267,929	224,626	221,113	232,945
	Median Price	288,500	185,000	290,000	220,500	225,000	240,000
Westlock	Sales	3	10	7	49	48	68
	Sales Volume	n/a	1,852,400	1,179,100	9,415,585	10,326,700	14,556,100
	Average Price	n/a	185,240	168,443	192,155	215,140	214,060
	Median Price	n/a	199,000	147,600	177,000	220,500	209,250
Wetaskiwin	Sales	12	29	27	138	149	160
	Sales Volume	2,542,450	6,730,450	5,270,650	31,421,014	35,584,582	35,078,077
	Average Price	211,871	232,084	195,209	227,689	238,823	219,238
	Median Price	232,250	235,000	168,000	232,631	235,900	210,250

n/a = insufficient data

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		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Rural¹ Sales by County							
Athabasca County	Sales	5	5	5	16	14	15
	Sales Volume	1,036,750	881,000	734,400	2,189,275	3,079,900	2,381,400
Bonnyville M.D.	Sales	11	12	18	49	60	134
	Sales Volume	4,481,900	4,789,000	8,274,200	19,746,900	22,976,550	52,864,784
Lac la Biche County	Sales	0	0	0	2	0	3
	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	16	21	21	125	117	110
	Sales Volume	6,833,000	11,324,600	10,278,500	58,413,200	69,826,877	53,551,253
Parkland County	Sales	41	48	48	329	348	373
	Sales Volume	20,843,750	24,788,950	23,152,604	154,817,448	173,794,280	171,758,047
Smoky Lake County	Sales	1	0	1	11	8	11
	Sales Volume	n/a	n/a	n/a	3,244,900	2,140,500	2,168,113
St. Paul County	Sales	8	11	11	48	57	60
	Sales Volume	1,661,000	1,626,500	2,150,123	10,339,100	11,384,100	13,768,473
Strathcona County	Sales	32	31	23	212	256	289
	Sales Volume	17,437,800	18,610,500	14,545,000	129,520,161	155,506,050	171,575,519
Sturgeon County	Sales	18	10	14	121	120	166
	Sales Volume	8,318,400	6,554,000	6,306,150	62,409,891	69,901,405	89,978,149
Thorhild County	Sales	4	6	4	21	24	17
	Sales Volume	n/a	1,297,000	n/a	6,249,737	5,466,300	5,548,900
Two Hills County	Sales	1	1	0	11	10	5
	Sales Volume	n/a	n/a	n/a	3,410,500	1,880,300	812,775
Vermilion River County	Sales	0	0	0	1	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

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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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		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	1	1	1	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	1	0	1	4	4	15
	Sales Volume	n/a	n/a	n/a	n/a	n/a	7,670,750
Lac la Biche County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	1	2	4	16	31
	Sales Volume	n/a	n/a	n/a	n/a	12,919,500	19,614,375
Parkland County	Sales	1	3	4	7	13	38
	Sales Volume	n/a	n/a	n/a	6,157,950	8,852,750	22,634,400
Smoky Lake County	Sales	0	0	1	1	3	7
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,191,700
St. Paul County	Sales	2	0	1	10	5	17
	Sales Volume	n/a	n/a	n/a	3,794,900	1,258,000	5,704,000
Strathcona County	Sales	0	2	1	4	7	16
	Sales Volume	n/a	n/a	n/a	n/a	8,505,250	12,013,900
Sturgeon County	Sales	1	1	2	3	6	13
	Sales Volume	n/a	n/a	n/a	n/a	3,833,000	10,476,999
Thorhild County	Sales	0	0	0	2	4	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,460,000
Two Hills County	Sales	0	0	0	0	3	10
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,795,000
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 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.