

Media Release

July's Residential Unit Sales Up 11% Year Over Year

Edmonton, August 2, 2019: Total residential unit sales in the Edmonton Census Metropolitan Area (CMA) real estate market for the month of July 2019 rose 11.49% compared to July 2018. While sales rose, the number of new residential listings dropped 10.01% from July 2018, and overall inventory in the Edmonton CMA dropped 13.58% from July of last year.

Single family home unit sales increased 17.79%, while condo unit sales dropped 0.89%, and unit sales of duplexes increased 4.42% from the same period of time last year.

All residential average prices decreased to \$366,344, a drop of 1.70% from July 2018, and are virtually unchanged from June 2019. Single family homes sold for an average of \$429,717, a 1.91% year-over-year drop from July 2018, but a 1.37% increase from June 2019.

Condominiums sold for an average of \$222,911, a 10.3% drop year-over-year, and a decrease of 6.59% from the previous month. Duplexes dropped 2.80% from last year to \$333,317, which was a 1.63% decrease from the previous month.

"Edmonton real estate unit sales in July are up year over year," says REALTORS® Association of Edmonton Chair Michael Brodrick. "Prices remain relatively flat; however, the average price of condominiums is down over 10% year over year."

Single family homes averaged 57 days on the market, a five day increase from last year.

Condos spent five days longer on the market, from 65 to 70 days, while duplexes averaged 66 days on market, a five day increase from July 2018. Overall, all residential listings averaged 62 days on market, a 8.77% increase year-over-year, and a 5.08% increase from June 2019.

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MLS® System Activity 2019	July 2019	M/M % Change	Y/Y % Change
(for all-residential sales in Edmonton CMA ¹)			
SFD ² average ³ selling price – month	\$429,717	1.37%	-1.91%
SFD median ⁴ selling price – month	\$399,000	2.31%	-0.25%
Condominium average selling price	\$222,911	-6.59%	-10.30%
Condominium median selling price	\$210,000	-4.55%	-7.89%
All-residential ⁵ average selling price	\$366,334	0.11%	-1.70%
All-residential median selling price	\$350,000	0.00%	-0.71%
# residential listings this month	3,011	-3.34%	-10.01%
# residential sales this month	1,921	6.07%	11.49%
# residential inventory at month end	9,093	-3.55%	-13.58%
# Total ⁶ MLS® System sales this month	2,323	5.02%	9.27%
\$ Value Total residential sales this month	735,647,680	6.50%	9.54%
\$ Value of total MLS® System sales – month	840,646,360	5.10%	6.37%
\$ Value of total MLS® System sales - YTD	4,465,517,547	23.10%	-4.14%

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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5 Year Residential Activity
Edmonton CMA¹
July 2019

	2019	2018	2017	2016	2015
Single Family Detached					
New Listings / YTD	1,784 / 12,660	2,013 / 13,748	1,850 / 12,226	1,722 / 12,268	1,882 / 12,961
Sales / YTD	1,245 / 6,518	1,057 / 6,555	1,094 / 6,776	1,084 / 6,752	1,281 / 7,284
Sales to New Listings Ratio / YTD	70% / 51%	53% / 48%	59% / 55%	63% / 55%	68% / 56%
Sales Volume	534,998,004	463,069,930	490,076,513	487,119,446	561,945,801
Sales Volume YTD	2,777,437,098	2,881,969,736	2,995,012,494	2,955,895,203	3,221,561,289
Average Sale Price	429,717	438,098	447,968	449,372	438,677
Average Sale Price YTD	426,118	439,660	442,003	437,781	442,279
Median Sale Price	399,000	400,000	410,000	409,000	410,000
Median Sale Price YTD	394,000	402,000	407,500	407,000	415,000
Average Days on Market / YTD	57 / 58	52 / 52	48 / 50	51 / 51	48 / 45
Median Days on Market / YTD	42 / 41	38 / 35	35 / 33	37 / 37	36 / 31
Condominium					
New Listings / YTD	871 / 5,999	952 / 7,321	1,016 / 7,370	947 / 6,835	1,041 / 6,727
Sales / YTD	446 / 2,517	450 / 2,687	433 / 2,768	448 / 2,775	593 / 3,279
Sales to New Listings Ratio / YTD	51% / 42%	47% / 37%	43% / 38%	47% / 41%	57% / 49%
Sales Volume	99,418,136	111,823,960	114,532,816	116,536,856	154,073,326
Sales Volume YTD	573,278,288	651,313,736	704,150,835	707,925,067	842,897,563
Average Sale Price	222,911	248,498	264,510	260,127	259,820
Average Sale Price YTD	227,763	242,394	254,390	255,108	257,059
Median Sale Price	210,000	228,000	241,500	245,000	232,000
Median Sale Price YTD	214,000	223,000	235,000	237,500	238,000
Average Days on Market / YTD	70 / 73	65 / 70	61 / 65	60 / 61	54 / 52
Median Days on Market / YTD	55 / 55	53 / 52	48 / 49	48 / 47	42 / 39
Duplex/Rowhouse					
New Listings / YTD	275 / 2,052	288 / 2,127	302 / 1,915	274 / 1,907	273 / 1,616
Sales / YTD	189 / 1,107	181 / 1,077	188 / 1,108	170 / 1,078	161 / 990
Sales to New Listings Ratio / YTD	69% / 54%	63% / 51%	62% / 58%	62% / 57%	59% / 61%
Sales Volume	62,996,834	62,068,448	64,707,277	59,879,958	57,371,487
Sales Volume YTD	367,263,343	370,474,347	386,672,608	373,371,146	350,892,494
Average Sale Price	333,317	342,920	344,188	352,235	356,345
Average Sale Price YTD	331,765	343,987	348,982	346,355	354,437
Median Sale Price	322,000	325,000	330,000	327,750	342,500
Median Sale Price YTD	321,900	330,000	334,500	332,344	342,311
Average Days on Market / YTD	66 / 70	61 / 60	54 / 62	57 / 59	45 / 46
Median Days on Market / YTD	53 / 51	47 / 44	43 / 47	44 / 46	31 / 32
Total Residential²					
New Listings / YTD	3,011 / 21,374	3,346 / 23,875	3,259 / 22,069	3,035 / 21,655	3,267 / 21,812
Sales / YTD	1,921 / 10,355	1,723 / 10,513	1,740 / 10,856	1,730 / 10,773	2,068 / 11,765
Sales to New Listings Ratio / YTD	64% / 48%	51% / 44%	53% / 49%	57% / 50%	63% / 54%
Sales Volume	703,726,759	642,134,537	672,688,156	667,591,760	778,096,864
Sales Volume YTD	3,750,640,251	3,942,550,603	4,125,233,739	4,069,178,215	4,452,705,920
Average Sale Price	366,334	372,684	386,602	385,891	376,256
Average Sale Price YTD	362,206	375,017	379,996	377,720	378,471
Median Sale Price	350,000	352,500	364,700	362,000	360,000
Median Sale Price YTD	346,500	354,000	359,900	360,000	363,000
Average Days on Market / YTD	62 / 64	57 / 58	53 / 56	55 / 55	50 / 48
Median Days on Market / YTD	49 / 46	44 / 41	40 / 39	41 / 40	38 / 34

¹ Please refer to Appendix A for the full list of areas within the Edmonton CMA (Census Metropolitan Area).

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

**5 Year Rural Activity
Edmonton CMA¹
July 2019**

	2019	2018	2017	2016	2015
Acres with Home					
New Listings / YTD	218 / 1,538	218 / 1,576	202 / 1,382	183 / 1,358	245 / 1,533
Sales / YTD	95 / 466	100 / 477	99 / 536	94 / 542	130 / 587
Sales to New Listings Ratio / YTD	44% / 30%	46% / 30%	49% / 39%	51% / 40%	53% / 38%
Sales Volume	52,395,002	56,396,600	58,657,050	53,869,185	77,188,450
Sales Volume YTD	270,953,555	276,324,684	322,017,916	313,321,495	352,311,835
Average Sale Price	551,526	563,966	592,495	573,076	593,757
Average Sale Price YTD	581,445	579,297	600,780	578,084	600,191
Median Sale Price	511,250	515,500	590,000	547,500	565,000
Median Sale Price YTD	517,750	534,200	567,450	550,000	550,000
Average Days on Market / YTD	72 / 81	65 / 77	84 / 84	74 / 74	81 / 72
Median Days on Market / YTD	59 / 54	47 / 50	56 / 53	59 / 51	62 / 50
Vacant Acres and Recreational					
New Listings / YTD	59 / 407	57 / 469	58 / 375	53 / 439	64 / 463
Sales / YTD	15 / 94	20 / 119	20 / 136	13 / 121	25 / 121
Sales to New Listings Ratio / YTD	25% / 23%	35% / 25%	34% / 36%	25% / 28%	39% / 26%
Sales Volume	3,930,500	6,146,800	4,583,380	3,881,650	7,652,250
Sales Volume YTD	27,052,250	36,653,236	33,549,105	31,260,005	44,605,327
Average Sale Price	262,033	307,340	229,169	298,588	306,090
Average Sale Price YTD	287,790	308,010	246,685	250,080	368,639
Median Sale Price	195,000	246,750	212,500	176,750	221,000
Median Sale Price YTD	210,000	243,000	205,000	185,000	260,000
Average Days on Market / YTD	233 / 180	144 / 173	115 / 152	144 / 182	132 / 155
Median Days on Market / YTD	97 / 100	56 / 112	47 / 102	163 / 109	81 / 86
Recreational with Home					
New Listings / YTD	4 / 21	0 / 17	5 / 21	3 / 25	6 / 31
Sales / YTD	4 / 8	1 / 8	3 / 8	2 / 8	7 / 15
Sales to New Listings Ratio / YTD	100% / 38%	0% / 47%	60% / 38%	67% / 32%	117% / 48%
Sales Volume	964,500	226,500	1,270,900	1,280,000	3,217,400
Sales Volume YTD	2,102,500	2,718,549	2,981,900	3,734,000	5,552,900
Average Sale Price	241,125	226,500	423,633	640,000	459,629
Average Sale Price YTD	262,813	339,819	372,738	466,750	370,193
Median Sale Price	254,750	226,500	419,900	640,000	360,000
Median Sale Price YTD	236,750	317,500	381,500	484,500	349,900
Average Days on Market / YTD	55 / 70	53 / 100	18 / 81	115 / 115	65 / 126
Median Days on Market / YTD	61 / 61	53 / 83	20 / 41	115 / 91	56 / 56
Total Rural²					
New Listings / YTD	281 / 1,966	275 / 2,062	265 / 1,778	239 / 1,822	315 / 2,027
Sales / YTD	114 / 568	121 / 604	122 / 680	109 / 675	162 / 723
Sales to New Listings Ratio / YTD	41% / 29%	44% / 29%	46% / 38%	46% / 37%	51% / 36%
Sales Volume	57,290,002	62,769,900	64,511,330	59,030,835	88,058,100
Sales Volume YTD	300,108,305	315,696,469	358,548,921	348,315,500	402,470,062
Average Sale Price	502,544	518,760	528,781	541,567	543,569
Average Sale Price YTD	528,360	522,676	527,278	516,023	556,667
Median Sale Price	495,050	480,000	507,250	535,000	527,500
Median Sale Price YTD	485,000	476,500	507,250	505,000	522,000
Average Days on Market / YTD	92 / 97	78 / 96	87 / 98	83 / 95	88 / 87
Median Days on Market / YTD	62 / 59	48 / 56	55 / 56	62 / 56	65 / 53

¹ Please refer to Appendix A for the full list of areas within the Edmonton CMA (Census Metropolitan Area).

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.

5 Year Commercial Activity (Part 1)

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Edmonton CMA¹

July 2019

	2019	2018	2017	2016	2015
Land					
New Listings / YTD	8 / 69	7 / 43	7 / 50	6 / 37	6 / 49
Sales / YTD	1 / 11	2 / 8	0 / 5	0 / 6	0 / 3
Sales to New Listings Ratio / YTD	13% / 16%	29% / 19%	0% / 10%	0% / 16%	0% / 6%
Sales Volume	775,000	1,575,000	0	0	0
Sales Volume YTD	9,878,537	5,959,000	4,250,000	3,755,000	2,287,500
Average Sale Price	775,000	787,500	0	0	0
Average Sale Price YTD	898,049	744,875	850,000	625,833	762,500
Median Sale Price	775,000	787,500	0	0	0
Median Sale Price YTD	775,000	770,000	850,000	600,000	507,500
Average Days on Market / YTD	43 / 231	493 / 269	0 / 185	0 / 243	0 / 189
Median Days on Market / YTD	43 / 152	493 / 172	0 / 110	0 / 152	0 / 50
Investment					
New Listings / YTD	21 / 167	18 / 188	21 / 160	18 / 172	21 / 142
Sales / YTD	11 / 47	7 / 47	7 / 59	6 / 43	3 / 32
Sales to New Listings Ratio / YTD	52% / 28%	39% / 25%	33% / 37%	33% / 25%	14% / 23%
Sales Volume	7,596,122	6,030,725	2,298,844	1,866,808	1,202,500
Sales Volume YTD	20,370,200	22,778,617	23,807,680	18,247,719	14,350,134
Average Sale Price	690,557	861,532	328,406	311,135	400,833
Average Sale Price YTD	433,409	484,651	403,520	424,366	448,442
Median Sale Price	430,000	629,900	429,400	206,460	216,000
Median Sale Price YTD	210,000	270,074	211,800	290,000	246,057
Average Days on Market / YTD	240 / 217	117 / 158	161 / 151	272 / 150	144 / 199
Median Days on Market / YTD	99 / 124	37 / 94	119 / 106	273 / 111	144 / 92
Multi Family					
New Listings / YTD	5 / 22	2 / 33	1 / 10	1 / 15	0 / 22
Sales / YTD	0 / 6	1 / 5	1 / 6	2 / 5	2 / 6
Sales to New Listings Ratio / YTD	0% / 27%	50% / 15%	100% / 60%	200% / 33%	0% / 27%
Sales Volume	0	725,000	3,300,000	2,921,000	2,738,000
Sales Volume YTD	5,594,000	3,615,000	8,545,500	7,901,000	9,235,000
Average Sale Price	0	725,000	3,300,000	1,460,500	1,369,000
Average Sale Price YTD	932,333	723,000	1,424,250	1,580,200	1,539,167
Median Sale Price	0	725,000	3,300,000	1,460,500	1,369,000
Median Sale Price YTD	727,500	727,000	1,080,000	1,050,000	1,158,500
Average Days on Market / YTD	0 / 120	98 / 117	143 / 136	326 / 325	109 / 115
Median Days on Market / YTD	0 / 82	98 / 48	143 / 144	326 / 117	109 / 98
Hotel/Motel					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

¹ Please refer to Appendix A for the full list of areas within the Edmonton CMA (Census Metropolitan Area).

5 Year Commercial Activity (Part 2)

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Edmonton CMA¹

July 2019

	2019	2018	2017	2016	2015
Business					
New Listings / YTD	19 / 109	11 / 93	6 / 74	12 / 69	13 / 83
Sales / YTD	2 / 14	3 / 18	3 / 14	1 / 13	4 / 12
Sales to New Listings Ratio / YTD	11% / 13%	27% / 19%	50% / 19%	8% / 19%	31% / 14%
Sales Volume	218,000	5,770,000	605,000	62,500	1,371,900
Sales Volume YTD	3,495,250	10,436,000	2,378,499	2,542,388	2,567,700
Average Sale Price	109,000	1,923,333	201,667	62,500	342,975
Average Sale Price YTD	249,661	579,778	169,893	195,568	213,975
Median Sale Price	109,000	68,000	170,000	62,500	60,000
Median Sale Price YTD	137,000	158,000	100,000	155,000	100,000
Average Days on Market / YTD	101 / 141	74 / 141	146 / 120	206 / 201	100 / 134
Median Days on Market / YTD	101 / 135	81 / 134	109 / 86	206 / 175	104 / 106
Lease					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	17 / 99
Sales / YTD	0 / 0	0 / 0	1 / 2	0 / 5	5 / 33
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	29% / 33%
Sales Volume	0	0	1,300,000	0	3,235,000
Sales Volume YTD	0	0	2,000,000	1,408,000	25,093,000
Average Sale Price	0	0	1,300,000	0	647,000
Average Sale Price YTD	0	0	1,000,000	281,600	760,394
Median Sale Price	0	0	1,300,000	0	449,000
Median Sale Price YTD	0	0	1,000,000	280,000	465,000
Average Days on Market / YTD	0 / 0	0 / 0	772 / 648	0 / 355	125 / 191
Median Days on Market / YTD	0 / 0	0 / 0	772 / 648	0 / 376	58 / 64
Total Commercial²					
New Listings / YTD	53 / 368	38 / 358	35 / 294	37 / 294	57 / 395
Sales / YTD	14 / 78	13 / 78	12 / 86	9 / 72	14 / 86
Sales to New Listings Ratio / YTD	26% / 21%	34% / 22%	34% / 29%	24% / 24%	25% / 22%
Sales Volume	8,589,122	14,100,725	7,503,844	4,850,308	8,547,400
Sales Volume YTD	39,337,987	42,788,617	40,981,679	33,854,107	53,533,334
Average Sale Price	613,509	1,084,671	625,320	538,923	610,529
Average Sale Price YTD	504,333	548,572	476,531	470,196	622,481
Median Sale Price	426,250	690,000	352,200	255,000	376,000
Median Sale Price YTD	295,988	290,287	284,763	289,000	406,000
Average Days on Market / YTD	206 / 198	163 / 163	207 / 158	276 / 193	120 / 181
Median Days on Market / YTD	79 / 124	85 / 101	131 / 111	206 / 130	91 / 81

¹ Please refer to Appendix A for the full list of areas within the Edmonton CMA (Census Metropolitan Area).

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

End of Month Active Inventory (Sales Activity)

Edmonton CMA¹ and City of Edmonton

July 2019

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2015	January	4,310 (751)	864 (50)	343 (5)	3,120 (524)	147 (1)
	February	5,278 (1,071)	1,010 (56)	363 (11)	3,786 (771)	153 (1)
	March	6,277 (1,667)	1,138 (85)	383 (9)	4,416 (1,180)	154 (4)
	April	7,138 (1,826)	1,266 (109)	382 (14)	4,991 (1,270)	159 (4)
	May	7,677 (2,009)	1,340 (126)	386 (10)	5,460 (1,378)	164 (4)
	June	7,548 (2,373)	1,374 (135)	363 (23)	5,445 (1,672)	163 (9)
	July	7,592 (2,068)	1,370 (162)	365 (14)	5,496 (1,483)	157 (6)
	August	7,578 (1,701)	1,341 (113)	378 (13)	5,508 (1,207)	147 (7)
	September	7,446 (1,653)	1,250 (101)	361 (15)	5,345 (1,212)	141 (7)
	October	6,980 (1,367)	1,097 (91)	352 (12)	4,975 (999)	142 (3)
	November	6,337 (1,263)	953 (89)	338 (10)	4,550 (915)	145 (3)
	December	5,320 (831)	806 (50)	287 (8)	3,787 (609)	127 (5)
2016	January	6,008 (703)	872 (32)	295 (7)	4,223 (532)	135 (4)
	February	6,999 (983)	954 (51)	312 (9)	4,888 (728)	152 (5)
	March	7,676 (1,549)	1,062 (75)	310 (14)	5,319 (1,090)	160 (3)
	April	8,209 (1,713)	1,160 (111)	317 (12)	5,650 (1,228)	161 (5)
	May	8,331 (2,063)	1,125 (145)	329 (10)	5,821 (1,411)	171 (4)
	June	8,189 (2,032)	1,155 (152)	317 (11)	5,761 (1,420)	165 (6)
	July	8,155 (1,730)	1,173 (109)	305 (9)	5,732 (1,218)	157 (8)
	August	7,868 (1,700)	1,164 (112)	310 (14)	5,568 (1,198)	157 (8)
	September	7,741 (1,534)	1,137 (82)	300 (10)	5,574 (1,091)	157 (6)
	October	7,210 (1,462)	1,002 (97)	295 (9)	5,187 (1,065)	158 (3)
	November	6,742 (1,120)	936 (64)	298 (11)	4,899 (793)	164 (6)
	December	5,468 (810)	794 (49)	268 (7)	3,919 (615)	149 (5)
2017	January	5,824 (837)	784 (54)	282 (6)	4,169 (600)	158 (3)
	February	6,374 (1,185)	843 (50)	282 (17)	4,533 (867)	153 (15)
	March	7,120 (1,558)	905 (115)	303 (12)	5,046 (1,123)	160 (8)
	April	7,951 (1,578)	1,049 (81)	324 (11)	5,620 (1,126)	167 (10)
	May	8,813 (1,964)	1,188 (121)	318 (13)	6,260 (1,344)	158 (10)
	June	9,018 (1,994)	1,218 (137)	304 (15)	6,435 (1,416)	160 (5)
	July	9,183 (1,740)	1,250 (122)	301 (12)	6,604 (1,223)	156 (11)
	August	9,045 (1,635)	1,250 (113)	310 (4)	6,537 (1,152)	164 (3)
	September	8,744 (1,419)	1,196 (87)	300 (15)	6,366 (1,000)	167 (8)
	October	8,076 (1,420)	1,053 (95)	295 (11)	5,839 (1,033)	163 (7)
	November	7,361 (1,247)	962 (56)	313 (7)	5,321 (936)	178 (5)
	December	6,050 (962)	820 (51)	278 (11)	4,336 (697)	157 (10)
2018	January	6,488 (940)	849 (50)	287 (11)	4,598 (670)	170 (6)
	February	7,109 (1,108)	916 (50)	320 (12)	5,033 (770)	189 (7)
	March	8,344 (1,380)	1,045 (66)	345 (10)	5,846 (988)	203 (8)
	April	9,178 (1,657)	1,124 (91)	351 (11)	6,442 (1,129)	216 (6)
	May	10,291 (1,904)	1,369 (106)	365 (10)	7,294 (1,310)	233 (6)
	June	10,676 (1,801)	1,506 (120)	366 (11)	7,683 (1,255)	232 (5)
	July	10,522 (1,723)	1,528 (121)	365 (13)	7,604 (1,217)	230 (11)
	August	10,044 (1,678)	1,452 (124)	365 (8)	7,293 (1,152)	229 (7)
	September	9,431 (1,312)	1,306 (84)	343 (17)	6,824 (922)	214 (12)
	October	8,736 (1,234)	1,189 (89)	337 (18)	6,310 (853)	206 (15)
	November	8,084 (1,105)	1,054 (70)	342 (3)	5,827 (796)	204 (2)
	December	6,700 (769)	888 (35)	303 (12)	4,774 (566)	175 (10)
2019	January	7,085 (795)	910 (41)	336 (9)	5,012 (575)	196 (7)
	February	7,431 (976)	951 (44)	359 (8)	5,243 (710)	206 (4)
	March	8,292 (1,197)	1,082 (70)	381 (6)	5,814 (849)	226 (4)
	April	8,999 (1,680)	1,235 (81)	372 (15)	6,372 (1,149)	224 (11)
	May	9,522 (1,979)	1,345 (102)	398 (14)	6,841 (1,362)	232 (9)
	June	9,442 (1,807)	1,419 (116)	380 (12)	6,826 (1,262)	214 (6)
	July	9,093 (1,921)	1,446 (114)	380 (14)	6,617 (1,338)	220 (9)

¹ Please refer to Appendix A for the full list of areas within the Edmonton CMA (Census Metropolitan Area).

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.

July 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Single Family Detached							
Northwest	Sales	56	46	45	276	259	262
	Average	431,921	470,403	444,604	423,569	450,799	427,183
	Median	418,250	425,000	358,000	387,250	392,500	376,950
North Central	Sales	155	141	163	885	896	934
	Average	367,067	372,195	391,692	363,326	378,596	387,975
	Median	358,000	365,000	375,000	356,500	370,000	372,250
Northeast	Sales	34	34	27	233	241	249
	Average	336,232	327,119	365,111	328,915	322,004	349,079
	Median	296,000	307,500	330,000	307,500	298,000	322,000
Central	Sales	31	35	40	165	166	192
	Average	267,223	244,598	264,129	246,817	301,457	279,003
	Median	240,000	228,000	250,000	231,000	275,000	256,575
West	Sales	73	72	69	417	458	494
	Average	491,015	532,358	491,262	503,033	537,401	531,557
	Median	411,000	440,000	417,500	414,000	436,750	441,250
Southwest	Sales	133	107	128	641	634	754
	Average	544,336	585,052	598,050	562,743	579,818	566,670
	Median	477,000	514,000	535,000	482,500	514,000	500,000
Southeast	Sales	143	125	127	787	818	839
	Average	387,031	415,252	403,575	395,065	406,543	401,136
	Median	362,000	378,000	382,000	373,000	375,250	379,500
Anthony Henday	Sales	189	142	121	924	817	808
	Average	485,912	496,270	519,876	475,791	497,363	508,154
	Median	465,000	454,500	477,500	441,000	451,000	465,000
City of Edmonton Total	Sales	814	702	720	4,328	4,289	4,532
	Average	437,620	451,721	456,781	433,651	451,447	452,732
	Median	400,000	405,250	408,250	395,000	405,000	410,000
Condominiums							
Northwest	Sales	4	10	5	62	68	59
	Average	n/a	239,845	294,000	257,604	245,890	260,441
	Median	n/a	246,500	271,000	254,612	248,500	244,900
North Central	Sales	45	47	55	319	343	351
	Average	196,474	219,085	235,812	199,074	207,214	218,712
	Median	195,000	235,500	225,000	193,000	196,000	212,000
Northeast	Sales	25	24	21	165	155	167
	Average	168,924	172,550	195,610	157,239	165,538	178,694
	Median	158,000	173,725	197,000	157,000	165,000	174,000
Central	Sales	65	81	74	352	400	428
	Average	236,412	270,025	305,745	253,167	272,328	289,820
	Median	237,500	259,000	293,375	239,000	256,000	282,000
West	Sales	39	30	34	197	206	217
	Average	188,929	212,410	267,669	196,823	217,950	228,938
	Median	174,000	187,000	213,500	182,750	193,000	208,000
Southwest	Sales	99	76	76	390	379	427
	Average	230,794	296,248	287,731	247,700	273,179	282,361
	Median	210,000	270,000	260,250	229,950	250,000	268,100
Southeast	Sales	43	54	47	271	334	300
	Average	215,759	221,139	220,302	209,235	221,065	231,173
	Median	210,800	207,000	199,000	198,000	215,000	220,000
Anthony Henday	Sales	48	53	46	315	331	342
	Average	236,890	245,619	277,730	235,853	255,244	266,362
	Median	225,000	250,000	266,000	227,000	245,000	255,000
City of Edmonton Total	Sales	368	375	358	2,071	2,216	2,291
	Average	217,749	246,814	266,119	222,554	238,781	251,730
	Median	205,000	224,900	235,500	206,900	218,000	230,000

n/a = insufficient data

July 2019

	2019	2018	2017	2016	2015
Edmonton City Monthly					
New Listings	2,238	2,442	2,397	2,194	2,396
Sales	1,347	1,228	1,234	1,226	1,489
Sales Volume	487,634,946	468,735,318	478,221,062	474,392,556	556,013,052
Edmonton City Year to Date					
New Listings	15,606	17,409	16,100	15,530	15,828
Sales	7,295	7,388	7,761	7,662	8,307
Sales Volume	2,632,570,967	2,778,250,052	2,962,577,902	2,882,803,609	3,115,343,459
Edmonton City Month End Active Inventory					
Residential	6,617	7,604	6,604	5,732	5,496
Commercial	220	230	156	157	157
TOTAL	6,837	7,834	6,760	5,889	5,653
<hr/>					
Edmonton CMA Monthly					
New Listings	3,345	3,659	3,559	3,311	3,639
Sales	2,049	1,857	1,874	1,848	2,244
Sales Volume	769,605,883	719,005,162	744,703,330	731,472,903	874,702,364
Edmonton CMA Year to Date					
New Listings	23,708	26,295	24,141	23,771	24,234
Sales	11,001	11,195	11,622	11,520	12,574
Sales Volume	4,090,086,543	4,301,035,689	4,524,764,339	4,451,347,822	4,908,709,316
Edmonton CMA Month End Active Inventory					
Residential	9,093	10,522	9,183	8,155	7,592
Rural	1,446	1,528	1,250	1,173	1,370
Commercial	380	365	301	305	365
TOTAL	10,919	12,415	10,734	9,633	9,327
<hr/>					
Total Board Monthly					
New Listings	3,898	4,243	4,131	3,910	4,278
Sales	2,323	2,126	2,108	2,096	2,517
Sales Volume	840,646,360	790,278,392	802,443,369	798,315,253	952,370,135
Total Board Year to Date					
New Listings	27,902	30,803	28,416	27,910	28,719
Sales	12,444	12,579	13,039	12,879	14,087
Sales Volume	4,465,517,547	4,658,453,759	4,903,279,449	4,809,331,389	5,325,337,979

July 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Barrhead	Sales	6	4	7	35	33	44
	Sales Volume	1,225,000	n/a	1,616,500	8,310,200	7,114,500	9,983,515
	Average Price	204,167	n/a	230,929	237,434	215,591	226,898
	Median Price	180,000	n/a	224,000	212,000	195,000	222,000
Beaumont	Sales	42	37	41	204	243	214
	Sales Volume	16,433,009	15,950,500	17,685,264	84,879,185	108,916,886	91,778,888
	Average Price	391,262	431,095	431,348	416,074	448,218	428,873
	Median Price	408,750	415,000	420,000	413,500	440,000	422,500
Bonnyville	Sales	5	6	5	39	53	44
	Sales Volume	1,025,500	1,628,000	1,839,500	8,832,000	15,119,133	12,198,150
	Average Price	205,100	271,333	367,900	226,462	285,267	277,231
	Median Price	159,000	265,000	353,000	199,000	304,500	304,950
Cold Lake	Sales	43	26	22	184	164	163
	Sales Volume	11,223,700	7,312,000	6,920,000	51,368,170	45,994,399	52,903,756
	Average Price	261,016	281,231	314,545	279,175	280,454	324,563
	Median Price	275,000	303,000	332,500	288,150	289,000	320,000
Devon	Sales	12	14	9	50	64	53
	Sales Volume	3,501,500	4,535,500	3,152,500	15,172,000	19,810,481	18,021,650
	Average Price	291,792	323,964	350,278	303,440	309,539	340,031
	Median Price	299,500	318,250	346,000	310,000	306,250	330,000
Drayton Valley	Sales	10	6	10	67	43	65
	Sales Volume	1,595,000	1,346,500	2,324,000	14,933,500	9,660,200	17,105,050
	Average Price	159,500	224,417	232,400	222,888	224,656	263,155
	Median Price	167,500	192,500	245,000	238,000	230,000	269,900
Fort Saskatchewan	SFD Sales	39	28	35	186	168	184
	SFD Average Price	398,051	414,095	422,576	396,612	419,496	421,813
	SFD Median Price	381,000	403,450	418,000	385,750	405,500	402,500
	Condo Sales	7	8	5	37	29	41
	Condo Average Price	251,486	210,813	251,400	241,562	221,634	250,526
	Condo Median Price	269,900	224,000	271,000	240,000	212,000	230,000
	Total Sales Volume	19,386,400	17,000,928	20,180,977	103,215,940	98,370,169	113,750,170
Gibbons	Sales	9	6	9	43	30	47
	Sales Volume	2,269,800	1,703,000	2,558,500	11,930,100	8,903,250	14,400,500
	Average Price	252,200	283,833	284,278	277,444	296,775	306,394
	Median Price	266,800	285,500	310,000	273,000	285,250	295,000
Leduc	SFD Sales	52	35	22	247	246	209
	SFD Average Price	365,860	364,116	361,445	371,471	367,353	379,327
	SFD Median Price	342,000	362,500	368,000	349,000	354,000	375,000
	Condo Sales	8	5	6	46	41	32
	Condo Average Price	234,250	192,480	239,150	216,485	233,879	233,636
	Condo Median Price	202,500	210,000	192,500	200,050	210,000	218,500
	Total Sales Volume	22,533,780	15,806,465	11,270,358	119,924,154	116,148,964	99,698,209

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.

July 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Morinville	Sales	13	14	17	106	132	131
	Sales Volume	4,367,785	3,967,500	5,479,500	33,293,744	42,355,368	42,857,490
	Average Price	335,983	283,393	322,324	314,092	320,874	327,156
	Median Price	321,000	284,000	328,000	307,000	330,000	328,000
Sherwood Park	SFD Sales	98	88	91	505	494	502
	SFD Average Price	465,678	451,495	459,824	452,011	451,531	456,966
	SFD Median Price	431,000	421,750	426,500	420,000	425,000	435,000
	Condo Sales	16	24	21	133	142	135
	Condo Average Price	253,578	290,591	305,126	290,198	287,449	303,669
	Condo Median Price	246,000	262,000	292,500	279,702	280,500	297,000
	Total Sales Volume	52,539,800	50,204,129	50,996,600	284,313,788	283,815,008	291,372,655
Spruce Grove	SFD Sales	44	38	52	229	238	276
	SFD Average Price	405,517	380,717	404,823	395,156	391,921	396,412
	SFD Median Price	381,500	383,000	395,450	370,000	382,000	385,250
	Condo Sales	6	8	8	40	45	49
	Condo Average Price	260,000	220,250	200,689	230,129	216,270	229,129
	Condo Median Price	224,500	253,000	191,000	215,500	212,500	210,000
	Total Sales Volume	22,760,767	20,557,275	27,490,310	128,823,432	130,027,613	143,928,183
St. Albert	SFD Sales	102	77	85	489	501	471
	SFD Average Price	464,266	471,248	482,117	467,179	483,036	475,061
	SFD Median Price	425,000	435,000	438,500	430,000	448,000	436,000
	Condo Sales	30	21	19	130	153	145
	Condo Average Price	252,499	273,586	272,479	256,889	275,398	279,293
	Condo Median Price	250,000	242,000	265,900	247,500	251,000	264,000
	Total Sales Volume	57,375,574	44,122,378	47,933,549	275,046,055	294,537,580	275,064,085
St. Paul	Sales	6	11	10	59	68	58
	Sales Volume	1,183,500	2,417,000	2,614,500	13,075,342	16,991,800	15,618,200
	Average Price	197,250	219,727	261,450	221,616	249,879	269,279
	Median Price	214,000	205,000	257,500	231,900	258,500	272,500
Stony Plain	Sales	41	30	31	185	175	217
	Sales Volume	12,707,650	9,449,934	9,770,230	56,606,393	57,354,530	72,628,578
	Average Price	309,943	314,998	315,169	305,981	327,740	334,694
	Median Price	329,000	318,625	319,649	310,000	335,000	330,000
Vegreville	Sales	7	9	1	35	36	36
	Sales Volume	1,342,500	1,669,500	n/a	6,358,900	7,102,000	7,388,900
	Average Price	191,786	185,500	n/a	181,683	197,278	205,247
	Median Price	190,000	176,000	n/a	160,000	205,000	225,000
Westlock	Sales	6	7	5	41	40	39
	Sales Volume	1,781,100	1,270,250	990,500	9,896,300	7,919,950	7,890,250
	Average Price	296,850	181,464	198,100	241,373	197,999	202,314
	Median Price	295,000	215,750	180,000	238,000	194,000	220,000
Wetaskiwin	Sales	16	20	11	87	95	90
	Sales Volume	3,189,821	4,557,650	2,923,000	17,721,771	21,539,075	21,647,850
	Average Price	199,364	227,883	265,727	203,699	226,727	240,532
	Median Price	195,000	224,375	227,000	205,000	223,000	235,625

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.

July 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Rural¹ Sales by County							
Athabasca County	Sales	3	7	5	30	23	23
	Sales Volume	n/a	1,732,500	1,195,000	8,401,000	5,121,300	6,108,976
Bonnyville M.D.	Sales	15	25	17	78	72	71
	Sales Volume	4,961,790	10,815,500	5,992,000	25,449,690	28,384,348	27,754,890
Lac la Biche County	Sales	3	0	1	4	2	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	20	21	89	94	113
	Sales Volume	10,057,000	7,098,400	8,364,380	45,861,700	43,208,338	53,117,980
Parkland County	Sales	42	54	52	217	238	292
	Sales Volume	18,195,250	26,316,200	25,180,300	98,032,133	111,883,061	140,932,599
Smoky Lake County	Sales	3	5	1	19	15	9
	Sales Volume	n/a	534,000	n/a	5,390,150	2,549,900	1,491,500
St. Paul County	Sales	13	13	10	54	60	54
	Sales Volume	2,197,750	1,429,500	2,142,900	11,890,450	9,400,150	10,948,900
Strathcona County	Sales	36	31	33	169	181	168
	Sales Volume	19,718,402	19,972,900	21,421,150	102,505,222	106,852,470	103,823,692
Sturgeon County	Sales	18	16	16	93	91	107
	Sales Volume	9,319,350	9,382,400	9,545,500	53,709,250	53,752,600	60,674,650
Thorhild County	Sales	4	2	2	16	16	19
	Sales Volume	n/a	n/a	n/a	3,764,640	4,154,900	5,223,500
Two Hills County	Sales	1	3	2	4	12	11
	Sales Volume	n/a	n/a	n/a	n/a	2,580,400	3,642,500
Vermilion River County	Sales	2	0	0	3	0	0
	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.

July 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	0	0	2	2	8
	Sales Volume	n/a	n/a	n/a	n/a	n/a	2,806,160
Lac la Biche County	Sales	0	0	0	1	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	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	0	1	1	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	1	0	0	2	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	0	0	1	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	0	1	1	1	3	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	0	0	0	1	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	0	1	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	1	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	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

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