

Media Release

Year over year unit sales remain steady, while average selling price decreases

Edmonton, July 3, 2019: Total residential unit sales in the Edmonton Census Metropolitan Area (CMA) real estate market for the month of June 2019 rose 0.56% compared to June 2018. While sales were reasonably similar, the number of new residential listings dropped 18.03% from June 2018, and overall inventory in the Edmonton CMA dropped 11.68% from June of last year.

Single family home unit sales increased 1.46%, while condo unit sales dropped 4.34%, and unit sales of duplexes were unchanged from the same period of time last year.

Average prices decreased to \$365,949, a drop of 3.71% from June 2018, and 0.70% from May 2019. Single family homes sold for an average of \$423,894, a 4.45% year-over-year drop from June 2018, and a 1.76% decrease from May 2019. Condominiums sold for an average of \$238,648, a 0.99% drop year-over-year, but an increase of 0.36% from the previous month. Duplexes dropped 1.61% from last year to \$338,838, which was a 1.24% increase from the previous month.

“The real estate industry has seen a reduction in the number of listings in June,” says REALTORS® Association of Edmonton Chair Michael Brodrick. “Prices, however, remain relatively flat across all categories of homes.”

Single family homes averaged 53 days on the market, a four day increase from last year. Condos spent slightly less time on the market, from 67 to 66 days, while duplexes averaged 67 days on market, an 11 day increase from June 2018. Overall, all residential listings averaged 59 days on market, a 7.27% increase year-over-year, but a 1.67% decrease from May 2019.

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MLS® System Activity 2019 (for all-residential sales in Edmonton CMA ¹)	June 2019	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$423,894	-1.76%	-4.45%
SFD median ⁴ selling price – month	\$390,000	-1.83%	-4.88%
Condominium average selling price	\$238,648	0.36%	-0.99%
Condominium median selling price	\$220,000	-1.84%	-4.35%
All-residential ⁵ average selling price	\$365,949	-0.70%	-3.71%
All-residential median selling price	\$350,000	0.03%	-2.91%
# residential listings this month	3,115	-17.77%	-18.03%
# residential sales this month	1,811	-8.58%	0.56%
# residential inventory at month end	9,428	-0.92%	-11.68%
# Total ⁶ MLS® System sales this month	2,212	-7.83%	0.82%
\$ Value Total residential sales this month	690,762,689	-9.82%	-3.92%
\$ Value of total MLS® System sales – month	799,845,189	-8.40%	-2.63%
\$ Value of total MLS® System sales - YTD	3,627,425,087	26.96%	-6.22%

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
June 2019**

	2019	2018	2017	2016	2015
Single Family Detached					
New Listings / YTD	1,902 / 10,902	2,256 / 11,735	2,057 / 10,376	1,761 / 10,546	1,997 / 11,079
Sales / YTD	1,178 / 5,276	1,161 / 5,498	1,277 / 5,682	1,287 / 5,668	1,493 / 6,003
Sales to New Listings Ratio / YTD	62% / 48%	51% / 47%	62% / 55%	73% / 54%	75% / 54%
Sales Volume	499,346,555	515,058,895	579,723,118	560,862,288	671,073,614
Sales Volume YTD	2,243,609,994	2,418,899,806	2,504,935,981	2,468,775,757	2,659,615,488
Average Sale Price	423,894	443,634	453,973	435,790	449,480
Average Sale Price YTD	425,248	439,960	440,855	435,564	443,048
Median Sale Price	390,000	410,000	415,000	407,000	420,000
Median Sale Price YTD	393,000	402,125	406,500	406,503	415,000
Average Days on Market / YTD	53 / 58	49 / 52	46 / 50	50 / 51	48 / 45
Median Days on Market / YTD	38 / 41	36 / 35	31 / 32	36 / 37	33 / 30
Condominium					
New Listings / YTD	863 / 5,139	1,126 / 6,368	1,158 / 6,354	1,045 / 5,888	1,039 / 5,686
Sales / YTD	419 / 2,073	438 / 2,237	486 / 2,335	519 / 2,327	652 / 2,686
Sales to New Listings Ratio / YTD	49% / 40%	39% / 35%	42% / 37%	50% / 40%	63% / 47%
Sales Volume	99,993,355	105,567,954	127,753,839	137,346,618	168,306,582
Sales Volume YTD	474,248,152	539,489,776	589,618,019	591,388,211	688,824,237
Average Sale Price	238,648	241,023	262,868	264,637	258,139
Average Sale Price YTD	228,774	241,167	252,513	254,142	256,450
Median Sale Price	220,000	230,000	246,500	245,000	242,124
Median Sale Price YTD	215,000	222,000	235,000	235,000	240,000
Average Days on Market / YTD	66 / 73	67 / 71	62 / 66	58 / 61	53 / 51
Median Days on Market / YTD	53 / 55	47 / 52	45 / 49	48 / 46	41 / 39
Duplex/Rowhouse					
New Listings / YTD	252 / 1,781	330 / 1,839	316 / 1,613	254 / 1,633	242 / 1,343
Sales / YTD	170 / 919	170 / 896	195 / 920	191 / 908	187 / 829
Sales to New Listings Ratio / YTD	67% / 52%	52% / 49%	62% / 57%	75% / 56%	77% / 62%
Sales Volume	57,602,497	58,545,957	68,425,785	67,252,477	65,358,385
Sales Volume YTD	304,781,509	308,405,899	321,965,331	313,491,188	293,521,007
Average Sale Price	338,838	344,388	350,901	352,107	349,510
Average Sale Price YTD	331,645	344,203	349,962	345,255	354,066
Median Sale Price	323,800	334,125	334,900	334,000	340,000
Median Sale Price YTD	321,900	330,000	334,900	333,350	342,122
Average Days on Market / YTD	67 / 71	56 / 60	61 / 64	54 / 60	50 / 46
Median Days on Market / YTD	48 / 50	46 / 43	48 / 48	40 / 47	33 / 32
Total Residential²					
New Listings / YTD	3,115 / 18,401	3,800 / 20,528	3,605 / 18,810	3,174 / 18,620	3,350 / 18,545
Sales / YTD	1,811 / 8,440	1,801 / 8,790	1,994 / 9,116	2,032 / 9,043	2,373 / 9,697
Sales to New Listings Ratio / YTD	58% / 46%	47% / 43%	55% / 48%	64% / 49%	71% / 52%
Sales Volume	662,733,457	684,469,606	786,213,112	771,930,233	914,194,231
Sales Volume YTD	3,048,987,392	3,300,416,066	3,452,545,583	3,401,586,455	3,674,609,056
Average Sale Price	365,949	380,050	394,289	379,887	385,248
Average Sale Price YTD	361,254	375,474	378,735	376,157	378,943
Median Sale Price	350,000	360,500	367,000	362,500	370,000
Median Sale Price YTD	345,000	354,900	357,950	359,900	364,000
Average Days on Market / YTD	59 / 64	55 / 58	52 / 56	53 / 54	51 / 48
Median Days on Market / YTD	43 / 46	41 / 41	37 / 38	40 / 40	35 / 33

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
June 2019**

	2019	2018	2017	2016	2015
Acres with Home					
New Listings / YTD	272 / 1,316	302 / 1,358	229 / 1,180	225 / 1,175	232 / 1,288
Sales / YTD	96 / 371	94 / 377	114 / 437	125 / 448	118 / 457
Sales to New Listings Ratio / YTD	35% / 28%	31% / 28%	50% / 37%	56% / 38%	51% / 35%
Sales Volume	56,465,800	56,078,915	64,375,049	69,482,460	70,450,700
Sales Volume YTD	218,558,553	219,928,084	263,360,866	259,452,310	275,123,385
Average Sale Price	588,185	596,584	564,693	555,860	597,040
Average Sale Price YTD	589,107	583,364	602,656	579,135	602,021
Median Sale Price	517,500	553,500	506,000	540,000	550,950
Median Sale Price YTD	519,000	536,000	565,000	553,500	550,000
Average Days on Market / YTD	72 / 84	59 / 80	74 / 84	72 / 74	66 / 69
Median Days on Market / YTD	46 / 53	37 / 51	50 / 52	49 / 51	53 / 47
Vacant Acreage and Recreational					
New Listings / YTD	63 / 348	83 / 412	63 / 317	96 / 386	72 / 399
Sales / YTD	19 / 79	24 / 99	22 / 116	27 / 112	16 / 96
Sales to New Listings Ratio / YTD	30% / 23%	29% / 24%	35% / 37%	28% / 29%	22% / 24%
Sales Volume	4,566,400	6,241,500	5,410,000	5,494,005	5,055,200
Sales Volume YTD	23,121,750	30,506,436	28,965,725	27,378,355	36,953,077
Average Sale Price	240,337	260,063	245,909	203,482	315,950
Average Sale Price YTD	292,680	308,146	249,705	244,450	384,928
Median Sale Price	175,000	210,000	212,500	179,000	284,000
Median Sale Price YTD	210,000	233,000	205,000	187,500	271,500
Average Days on Market / YTD	117 / 170	161 / 179	186 / 159	167 / 186	237 / 162
Median Days on Market / YTD	65 / 102	111 / 131	155 / 113	64 / 108	113 / 88
Recreational with Home					
New Listings / YTD	6 / 22	3 / 17	5 / 16	5 / 22	6 / 25
Sales / YTD	1 / 4	2 / 7	1 / 5	0 / 6	1 / 8
Sales to New Listings Ratio / YTD	17% / 18%	67% / 41%	20% / 31%	0% / 27%	17% / 32%
Sales Volume	210,000	551,400	203,000	0	710,000
Sales Volume YTD	1,138,000	2,492,049	1,711,000	2,454,000	2,335,500
Average Sale Price	210,000	275,700	203,000	0	710,000
Average Sale Price YTD	284,500	356,007	342,200	409,000	291,938
Median Sale Price	210,000	275,700	203,000	0	710,000
Median Sale Price YTD	232,000	350,000	355,000	449,500	253,500
Average Days on Market / YTD	119 / 85	26 / 107	41 / 118	0 / 116	59 / 179
Median Days on Market / YTD	119 / 62	26 / 112	41 / 95	0 / 63	59 / 51
Total Rural²					
New Listings / YTD	341 / 1,686	388 / 1,787	297 / 1,513	326 / 1,583	310 / 1,712
Sales / YTD	116 / 454	120 / 483	137 / 558	152 / 566	135 / 561
Sales to New Listings Ratio / YTD	34% / 27%	31% / 27%	46% / 37%	47% / 36%	44% / 33%
Sales Volume	61,242,200	62,871,815	69,988,049	74,976,465	76,215,900
Sales Volume YTD	242,818,303	252,926,569	294,037,591	289,284,665	314,411,962
Average Sale Price	527,950	523,932	510,862	493,266	564,562
Average Sale Price YTD	534,842	523,657	526,949	511,104	560,449
Median Sale Price	490,000	477,500	473,000	485,000	525,000
Median Sale Price YTD	485,000	475,000	508,500	500,000	520,000
Average Days on Market / YTD	80 / 99	79 / 101	91 / 100	89 / 97	87 / 86
Median Days on Market / YTD	51 / 58	45 / 58	55 / 56	51 / 55	59 / 50

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)

Edmonton CMA¹

June 2019

	2019	2018	2017	2016	2015
Land					
New Listings / YTD	6 / 61	10 / 36	4 / 43	6 / 31	9 / 43
Sales / YTD	2 / 10	1 / 6	1 / 5	0 / 6	2 / 3
Sales to New Listings Ratio / YTD	33% / 16%	10% / 17%	25% / 12%	0% / 19%	22% / 7%
Sales Volume	1,065,000	84,000	1,200,000	0	1,780,000
Sales Volume YTD	9,103,537	4,384,000	4,250,000	3,755,000	2,287,500
Average Sale Price	532,500	84,000	1,200,000	0	890,000
Average Sale Price YTD	910,354	730,667	850,000	625,833	762,500
Median Sale Price	532,500	84,000	1,200,000	0	890,000
Median Sale Price YTD	796,250	517,500	850,000	600,000	507,500
Average Days on Market / YTD	112 / 250	24 / 194	110 / 185	0 / 243	258 / 189
Median Days on Market / YTD	112 / 165	24 / 100	110 / 110	0 / 152	258 / 110
Investment					
New Listings / YTD	15 / 146	27 / 170	15 / 139	24 / 154	18 / 121
Sales / YTD	8 / 36	7 / 40	12 / 52	8 / 37	9 / 29
Sales to New Listings Ratio / YTD	53% / 25%	26% / 24%	80% / 37%	33% / 24%	50% / 24%
Sales Volume	936,875	5,037,819	3,632,243	5,639,196	5,918,532
Sales Volume YTD	12,774,078	16,747,892	21,508,836	16,380,911	13,147,634
Average Sale Price	117,109	719,688	302,687	704,900	657,615
Average Sale Price YTD	354,836	418,697	413,631	442,727	453,367
Median Sale Price	63,456	374,649	163,222	356,250	479,900
Median Sale Price YTD	186,196	251,833	210,900	312,500	265,000
Average Days on Market / YTD	149 / 210	121 / 165	189 / 150	117 / 130	459 / 205
Median Days on Market / YTD	119 / 135	107 / 107	119 / 98	115 / 108	139 / 91
Multi Family					
New Listings / YTD	0 / 17	2 / 31	1 / 9	1 / 14	5 / 22
Sales / YTD	1 / 6	1 / 4	0 / 5	2 / 3	2 / 4
Sales to New Listings Ratio / YTD	0% / 35%	50% / 13%	0% / 56%	200% / 21%	40% / 18%
Sales Volume	612,000	808,000	0	4,435,000	1,865,000
Sales Volume YTD	5,594,000	2,890,000	5,245,500	4,980,000	6,497,000
Average Sale Price	612,000	808,000	0	2,217,500	932,500
Average Sale Price YTD	932,333	722,500	1,049,100	1,660,000	1,624,250
Median Sale Price	612,000	808,000	0	2,217,500	932,500
Median Sale Price YTD	727,500	767,500	855,000	1,050,000	1,158,500
Average Days on Market / YTD	208 / 120	23 / 122	0 / 134	458 / 324	151 / 118
Median Days on Market / YTD	208 / 82	23 / 47	0 / 145	458 / 117	151 / 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)

Edmonton CMA¹

June 2019

	2019	2018	2017	2016	2015
Business					
New Listings / YTD	8 / 90	20 / 82	12 / 68	8 / 57	12 / 70
Sales / YTD	1 / 12	2 / 15	2 / 11	1 / 12	2 / 8
Sales to New Listings Ratio / YTD	13% / 13%	10% / 18%	17% / 16%	13% / 21%	17% / 11%
Sales Volume	350,000	762,500	113,500	108,000	341,800
Sales Volume YTD	3,277,250	4,666,000	1,773,499	2,479,888	1,195,800
Average Sale Price	350,000	381,250	56,750	108,000	170,900
Average Sale Price YTD	273,104	311,067	161,227	206,657	149,475
Median Sale Price	350,000	381,250	56,750	108,000	170,900
Median Sale Price YTD	137,000	159,000	100,000	177,500	146,000
Average Days on Market / YTD	160 / 148	219 / 155	23 / 113	56 / 201	95 / 151
Median Days on Market / YTD	160 / 135	219 / 164	23 / 69	56 / 171	95 / 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	15 / 82
Sales / YTD	0 / 0	0 / 0	0 / 1	0 / 5	8 / 28
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	53% / 34%
Sales Volume	0	0	0	0	5,026,750
Sales Volume YTD	0	0	700,000	1,408,000	21,858,000
Average Sale Price	0	0	0	0	628,344
Average Sale Price YTD	0	0	700,000	281,600	780,643
Median Sale Price	0	0	0	0	507,000
Median Sale Price YTD	0	0	700,000	280,000	530,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 523	0 / 355	379 / 203
Median Days on Market / YTD	0 / 0	0 / 0	0 / 523	0 / 376	348 / 65
Total Commercial²					
New Listings / YTD	29 / 315	60 / 320	32 / 259	39 / 257	59 / 338
Sales / YTD	12 / 64	11 / 65	15 / 74	11 / 63	23 / 72
Sales to New Listings Ratio / YTD	41% / 20%	18% / 20%	47% / 29%	28% / 25%	39% / 21%
Sales Volume	2,963,875	6,692,319	4,945,743	10,182,196	14,932,082
Sales Volume YTD	30,748,865	28,687,892	33,477,835	29,003,799	44,985,934
Average Sale Price	246,990	608,393	329,716	925,654	649,221
Average Sale Price YTD	480,451	441,352	452,403	460,378	624,805
Median Sale Price	154,022	374,649	161,100	400,000	479,900
Median Sale Price YTD	243,102	243,666	262,263	290,000	406,000
Average Days on Market / YTD	148 / 196	121 / 162	161 / 150	173 / 182	355 / 192
Median Days on Market / YTD	126 / 135	107 / 107	104 / 105	117 / 122	139 / 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

June 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	10,290 (1,904)	1,369 (106)	365 (10)	7,293 (1,310)	233 (6)
	June	10,675 (1,801)	1,506 (120)	366 (11)	7,682 (1,255)	232 (5)
	July	10,521 (1,723)	1,528 (121)	365 (13)	7,603 (1,217)	230 (11)
	August	10,043 (1,678)	1,452 (124)	365 (8)	7,292 (1,152)	229 (7)
	September	9,430 (1,312)	1,306 (84)	343 (17)	6,823 (922)	214 (12)
	October	8,735 (1,234)	1,189 (89)	337 (18)	6,309 (853)	206 (15)
	November	8,083 (1,105)	1,054 (70)	342 (3)	5,826 (796)	204 (2)
	December	6,699 (769)	888 (35)	303 (12)	4,773 (566)	175 (10)
2019	January	7,084 (795)	910 (41)	336 (9)	5,011 (575)	196 (7)
	February	7,430 (976)	950 (44)	359 (8)	5,242 (710)	206 (4)
	March	8,289 (1,197)	1,081 (70)	381 (6)	5,811 (849)	226 (4)
	April	8,995 (1,681)	1,234 (81)	372 (15)	6,368 (1,150)	224 (11)
	May	9,516 (1,980)	1,344 (102)	398 (14)	6,834 (1,363)	232 (9)
	June	9,428 (1,811)	1,416 (116)	379 (12)	6,807 (1,265)	213 (6)

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.

June 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Single Family Detached							
Northwest	Sales	63	55	46	222	213	217
	Average	412,283	480,994	392,395	420,087	446,565	423,571
	Median	377,000	435,000	348,450	379,250	384,000	378,000
North Central	Sales	150	142	177	730	755	771
	Average	367,508	378,900	389,922	362,532	379,791	387,189
	Median	359,250	370,000	373,000	356,250	370,000	370,000
Northeast	Sales	40	53	47	199	207	222
	Average	324,082	317,279	350,115	327,665	321,164	347,129
	Median	318,250	294,500	320,500	309,000	295,000	321,100
Central	Sales	31	32	32	134	131	152
	Average	229,287	291,811	300,042	242,097	316,649	282,918
	Median	230,000	269,000	269,900	229,000	288,000	261,750
West	Sales	89	93	85	344	386	425
	Average	514,729	530,272	633,037	505,584	538,342	538,099
	Median	400,000	425,000	507,000	414,500	436,750	450,000
Southwest	Sales	125	111	162	509	527	626
	Average	538,992	587,363	580,611	567,674	578,755	560,254
	Median	480,000	508,000	520,000	485,000	514,000	495,000
Southeast	Sales	148	131	144	644	693	712
	Average	396,396	424,365	409,013	396,849	404,972	400,701
	Median	373,500	387,000	391,500	375,000	375,000	379,250
Anthony Henday	Sales	142	144	165	735	675	687
	Average	477,541	468,237	502,621	473,189	497,593	506,089
	Median	449,450	442,450	466,000	437,500	450,000	462,500
City of Edmonton Total	Sales	788	761	858	3,517	3,587	3,812
	Average	432,530	451,962	469,488	432,694	451,393	451,967
	Median	394,500	411,000	420,000	394,000	405,000	410,000
Condominiums							
Northwest	Sales	10	13	12	58	58	54
	Average	279,390	245,615	267,604	260,973	246,932	257,333
	Median	313,000	238,000	301,000	254,612	248,500	242,200
North Central	Sales	46	64	59	276	296	296
	Average	212,596	206,775	224,567	199,461	205,329	215,535
	Median	209,950	210,000	225,000	192,250	195,000	209,500
Northeast	Sales	31	23	22	140	131	146
	Average	165,442	172,613	165,666	155,152	164,253	176,261
	Median	165,000	167,000	175,000	155,500	165,000	170,000
Central	Sales	73	61	74	287	319	354
	Average	255,897	251,433	285,885	256,961	272,913	286,491
	Median	242,000	249,900	270,000	239,000	255,000	280,000
West	Sales	29	32	31	158	176	183
	Average	252,631	231,020	221,721	198,771	218,894	221,742
	Median	203,000	190,500	210,500	183,250	194,500	205,000
Southwest	Sales	64	57	85	291	303	351
	Average	260,602	275,254	301,486	253,451	267,393	281,198
	Median	236,250	272,000	275,000	235,000	244,000	269,000
Southeast	Sales	38	63	50	228	280	253
	Average	229,318	226,871	223,017	208,004	221,051	233,193
	Median	210,500	218,000	226,000	196,000	215,000	225,000
Anthony Henday	Sales	54	48	66	267	278	296
	Average	233,162	251,839	279,967	235,667	257,079	264,596
	Median	218,250	235,000	267,950	228,000	244,500	249,000
City of Edmonton Total	Sales	345	361	399	1,705	1,841	1,933
	Average	236,789	236,004	259,121	223,557	237,145	249,065
	Median	217,500	222,222	243,000	207,000	216,000	228,000

n/a = insufficient data

June 2019

	2019	2018	2017	2016	2015
Edmonton City Monthly					
New Listings	2,259	2,859	2,650	2,313	2,488
Sales	1,271	1,260	1,421	1,426	1,681
Sales Volume	467,270,610	477,489,420	567,998,267	546,912,967	643,366,247
Edmonton City Year to Date					
New Listings	13,388	14,966	13,703	13,336	13,432
Sales	5,953	6,160	6,527	6,436	6,818
Sales Volume	2,146,491,021	2,309,514,734	2,484,356,840	2,408,411,053	2,559,330,407
Edmonton City Month End Active Inventory					
Residential	6,807	7,682	6,435	5,761	5,445
Commercial	213	232	160	165	163
TOTAL	7,020	7,914	6,595	5,926	5,608
<hr/>					
Edmonton CMA Monthly					
New Listings	3,485	4,248	3,934	3,539	3,719
Sales	1,939	1,932	2,146	2,195	2,531
Sales Volume	726,939,532	754,033,740	861,146,904	857,088,894	1,005,342,213
Edmonton CMA Year to Date					
New Listings	20,402	22,635	20,582	20,460	20,595
Sales	8,958	9,338	9,748	9,672	10,330
Sales Volume	3,322,554,560	3,582,030,527	3,780,061,009	3,719,874,919	4,034,006,952
Edmonton CMA Month End Active Inventory					
Residential	9,428	10,675	9,018	8,189	7,548
Rural	1,416	1,506	1,218	1,155	1,374
Commercial	379	366	304	317	363
TOTAL	11,223	12,547	10,540	9,661	9,285
<hr/>					
Total Board Monthly					
New Listings	4,140	4,961	4,638	4,207	4,447
Sales	2,212	2,194	2,397	2,462	2,840
Sales Volume	799,845,189	821,437,501	930,797,842	928,224,043	1,091,359,194
Total Board Year to Date					
New Listings	24,048	26,559	24,285	24,000	24,441
Sales	10,129	10,453	10,931	10,783	11,570
Sales Volume	3,627,425,087	3,868,175,367	4,100,836,080	4,011,016,136	4,372,967,844

June 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Barrhead	Sales	5	10	12	29	29	37
	Sales Volume	1,145,750	1,827,500	2,682,750	7,085,200	5,995,500	8,367,015
	Average Price	229,150	182,750	223,563	244,317	206,741	226,136
	Median Price	212,000	177,500	195,000	212,000	195,000	220,000
Beaumont	Sales	27	40	40	163	206	173
	Sales Volume	11,971,869	17,150,450	17,100,550	68,961,176	92,966,386	74,093,624
	Average Price	443,403	428,761	427,514	423,075	451,293	428,287
	Median Price	430,000	425,000	420,000	420,000	448,500	425,000
Bonnyville	Sales	8	14	12	34	47	39
	Sales Volume	2,215,500	4,810,400	2,955,550	7,806,500	13,491,133	10,358,650
	Average Price	276,938	343,600	246,296	229,603	287,045	265,606
	Median Price	291,000	355,000	225,000	204,500	304,500	282,000
Cold Lake	Sales	27	31	35	141	138	141
	Sales Volume	7,843,032	9,216,250	11,809,900	40,144,470	38,682,399	45,983,756
	Average Price	290,483	297,298	337,426	284,713	280,307	326,126
	Median Price	289,500	310,000	319,000	298,000	287,500	320,000
Devon	Sales	7	13	8	38	50	44
	Sales Volume	2,226,500	4,221,097	2,495,000	11,670,500	15,274,981	14,869,150
	Average Price	318,071	324,700	311,875	307,118	305,500	337,935
	Median Price	322,000	330,000	317,000	315,750	305,000	327,500
Drayton Valley	Sales	15	5	4	57	37	55
	Sales Volume	2,916,500	1,324,900	n/a	13,338,500	8,313,700	14,781,050
	Average Price	194,433	264,980	n/a	234,009	224,695	268,746
	Median Price	160,000	300,000	n/a	261,000	264,000	269,900
Fort Saskatchewan	SFD Sales	38	22	31	147	140	149
	SFD Average Price	414,057	454,289	412,239	396,230	420,576	421,634
	SFD Median Price	387,000	448,750	400,000	389,000	405,500	401,500
	Condo Sales	6	5	11	30	21	36
	Condo Average Price	225,167	247,700	236,559	239,247	225,757	250,404
	Condo Median Price	230,000	206,000	210,000	238,750	210,000	219,500
	Total Sales Volume	20,983,050	15,287,345	20,295,959	83,829,540	81,369,241	93,569,193
Gibbons	Sales	5	6	6	34	24	38
	Sales Volume	1,362,400	2,054,250	1,783,000	9,660,300	7,200,250	11,842,000
	Average Price	272,480	342,375	297,167	284,126	300,010	311,632
	Median Price	279,900	272,750	295,000	274,000	285,250	295,000
Leduc	SFD Sales	42	52	49	195	211	187
	SFD Average Price	362,652	392,942	389,772	372,968	367,889	381,431
	SFD Median Price	342,500	377,950	397,500	349,900	353,000	375,000
	Condo Sales	6	7	6	38	36	26
	Condo Average Price	214,083	317,214	233,917	212,745	239,629	232,363
	Condo Median Price	192,500	345,000	213,750	197,550	210,450	222,000
	Total Sales Volume	20,598,850	25,897,388	22,700,204	97,390,374	100,342,499	88,427,851

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.

June 2019

	2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Morinville						
Sales	23	20	25	93	118	114
Sales Volume	6,853,500	6,128,300	8,570,840	28,925,959	38,387,868	37,377,990
Average Price	297,978	306,415	342,834	311,032	325,321	327,877
Median Price	283,000	310,000	340,000	301,000	336,750	328,000
Sherwood Park						
SFD Sales	92	96	89	407	406	411
SFD Average Price	442,721	450,448	453,747	448,720	451,539	456,333
SFD Median Price	415,000	418,500	435,000	419,900	425,250	435,000
Condo Sales	27	25	27	117	118	114
Condo Average Price	302,704	278,740	304,635	295,206	286,810	303,400
Condo Median Price	295,000	257,500	297,500	279,900	282,500	297,000
Total Sales Volume	53,037,375	52,039,467	53,968,928	231,773,988	233,610,879	240,376,055
Spruce Grove						
SFD Sales	40	37	44	185	200	224
SFD Average Price	396,891	405,102	401,589	392,691	394,050	394,460
SFD Median Price	377,500	376,250	383,950	369,900	381,000	382,250
Condo Sales	9	6	12	34	37	41
Condo Average Price	205,461	240,983	240,901	224,857	215,409	234,679
Condo Median Price	182,500	258,200	225,750	215,000	207,000	218,000
Total Sales Volume	20,578,699	21,631,423	23,171,465	106,062,665	109,470,338	116,437,873
St. Albert						
SFD Sales	94	89	91	387	424	386
SFD Average Price	446,615	507,577	489,670	467,951	485,177	473,507
SFD Median Price	421,250	457,000	432,000	435,000	449,500	435,000
Condo Sales	18	22	22	100	132	126
Condo Average Price	239,119	257,314	307,052	258,206	275,686	280,320
Condo Median Price	242,450	258,000	282,250	246,500	252,000	260,750
Total Sales Volume	48,080,751	52,443,976	52,386,653	217,671,981	250,415,202	227,130,536
St. Paul						
Sales	10	13	5	53	57	48
Sales Volume	1,997,500	3,223,700	1,435,800	11,891,842	14,574,800	13,003,700
Average Price	199,750	247,977	287,160	224,374	255,698	270,910
Median Price	231,500	255,000	285,000	231,900	259,000	275,000
Stony Plain						
Sales	24	22	39	144	145	186
Sales Volume	6,873,549	7,450,700	13,982,421	43,898,743	47,904,596	62,858,348
Average Price	286,398	338,668	358,524	304,852	330,377	337,948
Median Price	311,000	369,250	351,000	309,900	339,000	332,575
Vegreville						
Sales	5	6	7	28	27	35
Sales Volume	880,000	907,500	1,196,000	5,016,400	5,432,500	7,143,900
Average Price	176,000	151,250	170,857	179,157	201,204	204,111
Median Price	170,000	135,000	195,000	157,500	210,000	210,000
Westlock						
Sales	8	7	3	35	33	34
Sales Volume	2,066,150	1,181,500	n/a	8,115,200	6,649,700	6,899,750
Average Price	258,269	168,786	n/a	231,863	201,506	202,934
Median Price	241,000	165,000	n/a	220,000	188,000	234,500
Wetaskiwin						
Sales	15	18	11	71	75	79
Sales Volume	3,133,150	4,382,500	2,803,400	14,531,950	16,981,425	18,724,850
Average Price	208,877	243,472	254,855	204,675	226,419	237,023
Median Price	215,000	244,250	242,500	210,000	221,500	236,250

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.

June 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Rural¹ Sales by County							
Athabasca County	Sales	10	2	7	27	16	18
	Sales Volume	3,518,500	n/a	1,807,000	7,763,000	3,388,800	4,913,976
Bonnyville M.D.	Sales	15	13	11	63	47	54
	Sales Volume	4,682,000	5,213,500	4,321,900	20,487,900	17,568,848	21,762,890
Lac la Biche County	Sales	1	0	1	1	2	1
	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	23	14	23	71	74	92
	Sales Volume	10,275,900	6,933,950	11,590,100	35,804,700	36,109,938	44,753,600
Parkland County	Sales	47	40	63	175	184	240
	Sales Volume	23,385,650	18,116,095	28,375,900	79,836,883	85,566,861	115,752,299
Smoky Lake County	Sales	3	3	4	16	10	8
	Sales Volume	n/a	n/a	n/a	4,681,150	2,015,900	1,281,500
St. Paul County	Sales	10	13	13	41	47	44
	Sales Volume	3,697,500	1,870,500	2,882,300	9,692,700	7,970,650	8,806,000
Strathcona County	Sales	33	38	28	133	150	135
	Sales Volume	20,203,750	20,928,870	18,068,899	82,786,820	86,879,570	82,402,542
Sturgeon County	Sales	13	28	23	75	75	91
	Sales Volume	7,376,900	16,892,900	11,953,150	44,389,900	44,370,200	51,129,150
Thorhild County	Sales	3	2	1	12	14	17
	Sales Volume	n/a	n/a	n/a	2,910,640	3,329,900	4,687,500
Two Hills County	Sales	0	1	1	3	9	9
	Sales Volume	n/a	n/a	n/a	n/a	2,416,900	3,039,500
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 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.

June 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	2	2	2	8
	Sales Volume	n/a	n/a	n/a	n/a	n/a	2,806,160
Lac la Biche County	Sales	1	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	0	1	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	0	0	1	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	0	1	2	1
	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	1	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.