

Media Release

MLS® Sales Volumes Up, Inventories Decrease

Edmonton, November 4, 2019: Total residential unit sales in the Edmonton Census Metropolitan Area (CMA) real estate market for the month of October 2019 increased 8.10% compared to October 2018 and decreased 3.82% from September 2019. The number of new residential listings is down, dropping 5.92% from October 2018. Overall inventory in the Edmonton CMA fell 9.26% from October of last year.

Single family home unit sales are up 3.85% and condo unit sales increased 5.30% from the same period of time last year.

All residential average prices are down slightly at \$353,546, a 2.44% decrease from October 2018, and are virtually unchanged from September 2019. Single family homes sold for an average of \$420,939, a 1.73% year-over-year decrease from October 2018, and they are virtually unchanged at a 0.13% decrease from September 2019. Condominiums sold for an average of \$227,802, a 2.96% increase year-over-year, and a 4.66% increase from the previous month. Duplex prices dropped 1.43% from October of last year, selling at \$328,975, which was a 4.15% decrease from the previous month.

“The Edmonton market has seen little change with a slight increase in year-over-year residential sales,” says REALTORS® Association of Edmonton Chair Michael Brodrick. “Single family home pricing dropped 1.73%, duplexes are down 1.43%, and condos are up 2.96% year-over-year.”

Single family homes averaged 60 days on the market, a two-day decrease from last year. Condos spent six days more on the market, from 70 to 76 days, while duplexes averaged 63 days on market, a three day decrease from October 2018. Overall, all residential listings averaged 65 days on market, a 1.52% decrease year-over-year, and increased by two days from the previous month.

Contact:

Justin Quinn, Communications Specialist
Michael Brodrick, REALTOR®, 2019 Chair
Michael Thompson, M.A., LL.M., President and CEO

780-453-9347
780-498-6782
780-453-9340

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MLS® System Activity 2019 (for all-residential sales in Edmonton CMA ¹)	October 2019	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$420,939	0.13%	-1.73%
SFD median ⁴ selling price – month	\$381,700	-0.05%	-1.75%
Condominium average selling price	\$227,802	4.66%	2.96%
Condominium median selling price	\$210,000	5.00%	2.44%
All-residential ⁵ average selling price	\$353,546	0.57%	-2.44%
All-residential median selling price	\$330,000	0.61%	-2.94%
# residential listings this month	2,399	-12.45%	-5.92%
# residential sales this month	1,334	-3.82%	8.10%
# residential inventory at month end	7,926	-6.91%	-9.26%
# Total ⁶ MLS® System sales this month	1,628	-5.68%	5.99%
\$ Value Total residential sales this month	492,298,983	-3.62%	5.60%
\$ Value of total MLS® System sales – month	575,706,435	-5.33%	3.90%
\$ Value of total MLS® System sales - YTD	6,392,071,113	9.79%	-3.48%

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®.

The REALTORS® Association of Edmonton (Edmonton Real Estate Board), founded in 1927, is a professional association of real estate Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at www.YEGisHome.ca, www.realtorsofedmonton.com, and www.REALTOR.ca. REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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5 Year Residential Activity
Edmonton CMA¹
October 2019

	2019	2018	2017	2016	2015
Single Family Detached					
New Listings / YTD	1,397 / 17,391	1,480 / 18,769	1,411 / 17,095	1,270 / 16,759	1,359 / 17,858
Sales / YTD	810 / 9,118	780 / 9,261	904 / 9,552	904 / 9,674	841 / 10,142
Sales to New Listings Ratio / YTD	58% / 52%	53% / 49%	64% / 56%	71% / 58%	62% / 57%
Sales Volume	340,960,658	334,105,557	391,874,128	386,294,654	367,184,770
Sales Volume YTD	3,885,483,904	4,038,791,830	4,205,090,321	4,219,176,252	4,467,990,167
Average Sale Price	420,939	428,340	433,489	427,317	436,605
Average Sale Price YTD	426,133	436,108	440,231	436,136	440,543
Median Sale Price	381,700	388,500	394,000	395,000	405,000
Median Sale Price YTD	391,175	399,500	405,000	405,000	412,000
Average Days on Market / YTD	60 / 58	62 / 54	55 / 51	57 / 51	56 / 48
Median Days on Market / YTD	46 / 42	48 / 39	41 / 35	43 / 37	43 / 34
Condominium					
New Listings / YTD	664 / 8,237	726 / 9,674	767 / 10,037	740 / 9,395	722 / 9,188
Sales / YTD	338 / 3,638	321 / 3,729	338 / 3,886	372 / 3,979	377 / 4,620
Sales to New Listings Ratio / YTD	51% / 44%	44% / 39%	44% / 39%	50% / 42%	52% / 50%
Sales Volume	76,997,114	71,019,984	82,640,204	92,658,333	93,771,801
Sales Volume YTD	827,328,436	898,861,593	980,749,126	1,013,990,692	1,184,052,428
Average Sale Price	227,802	221,246	244,498	249,082	248,732
Average Sale Price YTD	227,413	241,046	252,380	254,836	256,288
Median Sale Price	210,000	205,000	234,000	232,000	227,000
Median Sale Price YTD	212,500	220,000	233,000	236,500	237,000
Average Days on Market / YTD	76 / 72	70 / 71	68 / 66	65 / 62	63 / 53
Median Days on Market / YTD	55 / 54	56 / 55	59 / 51	55 / 48	50 / 41
Duplex/Rowhouse					
New Listings / YTD	269 / 2,888	262 / 2,949	250 / 2,725	199 / 2,586	242 / 2,355
Sales / YTD	146 / 1,548	101 / 1,470	150 / 1,611	155 / 1,548	126 / 1,420
Sales to New Listings Ratio / YTD	54% / 54%	39% / 50%	60% / 59%	78% / 60%	52% / 60%
Sales Volume	48,030,361	33,709,920	51,054,291	52,250,761	44,922,867
Sales Volume YTD	518,262,594	502,771,645	561,520,013	536,648,892	504,016,463
Average Sale Price	328,975	333,762	340,362	337,102	356,531
Average Sale Price YTD	334,795	342,022	348,554	346,672	354,941
Median Sale Price	318,000	323,000	329,318	324,999	340,125
Median Sale Price YTD	322,000	328,000	333,900	332,000	342,000
Average Days on Market / YTD	63 / 68	66 / 61	60 / 62	65 / 59	49 / 47
Median Days on Market / YTD	45 / 50	50 / 47	48 / 47	47 / 45	41 / 34
Total Residential²					
New Listings / YTD	2,399 / 29,427	2,550 / 32,314	2,486 / 30,623	2,261 / 29,598	2,392 / 30,123
Sales / YTD	1,334 / 14,621	1,234 / 14,737	1,420 / 15,330	1,462 / 15,469	1,367 / 16,485
Sales to New Listings Ratio / YTD	56% / 50%	48% / 46%	57% / 50%	65% / 52%	57% / 55%
Sales Volume	471,630,683	447,166,014	530,287,256	536,624,448	509,225,838
Sales Volume YTD	5,279,446,882	5,496,486,132	5,800,017,002	5,821,530,760	6,207,603,732
Average Sale Price	353,546	362,371	373,442	367,048	372,513
Average Sale Price YTD	361,087	372,972	378,344	376,335	376,561
Median Sale Price	330,000	340,000	350,092	350,000	352,000
Median Sale Price YTD	344,000	351,000	355,000	358,000	360,000
Average Days on Market / YTD	65 / 64	66 / 60	60 / 57	60 / 55	57 / 50
Median Days on Market / YTD	48 / 47	51 / 44	46 / 41	47 / 41	44 / 36

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
October 2019**

	2019	2018	2017	2016	2015
Acreeage with Home					
New Listings / YTD	135 / 2,049	155 / 2,073	128 / 1,893	107 / 1,816	113 / 2,009
Sales / YTD	75 / 723	69 / 704	71 / 775	79 / 776	73 / 834
Sales to New Listings Ratio / YTD	56% / 35%	45% / 34%	55% / 41%	74% / 43%	65% / 42%
Sales Volume	42,535,227	41,515,449	44,210,700	44,414,100	43,438,800
Sales Volume YTD	417,812,042	410,457,819	466,041,142	445,534,911	501,800,685
Average Sale Price	567,136	601,673	622,686	562,204	595,052
Average Sale Price YTD	577,887	583,037	601,343	574,143	601,679
Median Sale Price	519,222	504,000	518,000	489,900	555,500
Median Sale Price YTD	520,000	532,250	565,000	545,000	550,000
Average Days on Market / YTD	107 / 85	94 / 79	91 / 83	82 / 77	69 / 73
Median Days on Market / YTD	90 / 62	78 / 55	55 / 55	69 / 54	52 / 52
Vacant Acreeage and Recreational					
New Listings / YTD	21 / 520	45 / 587	36 / 528	36 / 569	49 / 627
Sales / YTD	15 / 138	20 / 185	24 / 190	17 / 179	17 / 177
Sales to New Listings Ratio / YTD	71% / 27%	44% / 32%	67% / 36%	47% / 31%	35% / 28%
Sales Volume	3,713,500	5,224,701	7,605,700	4,154,833	4,725,700
Sales Volume YTD	39,729,452	55,642,686	50,672,780	45,911,038	60,546,027
Average Sale Price	247,567	261,235	316,904	244,402	277,982
Average Sale Price YTD	287,895	300,771	266,699	256,486	342,068
Median Sale Price	180,000	233,750	245,000	163,333	252,000
Median Sale Price YTD	215,000	243,000	207,250	187,000	243,000
Average Days on Market / YTD	88 / 176	208 / 182	141 / 150	123 / 158	129 / 149
Median Days on Market / YTD	53 / 109	80 / 111	104 / 99	112 / 95	106 / 86
Recreational with Home					
New Listings / YTD	4 / 26	2 / 23	1 / 24	1 / 33	1 / 39
Sales / YTD	0 / 8	0 / 12	0 / 10	1 / 11	1 / 17
Sales to New Listings Ratio / YTD	0% / 31%	0% / 52%	0% / 42%	100% / 33%	100% / 44%
Sales Volume	0	0	0	622,000	734,900
Sales Volume YTD	2,102,500	4,432,049	3,676,900	5,336,000	6,571,050
Average Sale Price	0	0	0	622,000	734,900
Average Sale Price YTD	262,813	369,337	367,690	485,091	386,532
Median Sale Price	0	0	0	622,000	734,900
Median Sale Price YTD	236,750	317,500	381,500	519,000	349,900
Average Days on Market / YTD	0 / 70	0 / 100	0 / 85	133 / 108	21 / 117
Median Days on Market / YTD	0 / 61	0 / 100	0 / 65	133 / 94	21 / 56
Total Rural²					
New Listings / YTD	160 / 2,595	202 / 2,683	165 / 2,445	144 / 2,418	163 / 2,675
Sales / YTD	90 / 869	89 / 901	95 / 975	97 / 966	91 / 1,028
Sales to New Listings Ratio / YTD	56% / 33%	44% / 34%	58% / 40%	67% / 40%	56% / 38%
Sales Volume	46,248,727	46,740,150	51,816,400	49,190,933	48,899,400
Sales Volume YTD	459,643,994	470,532,554	520,390,822	496,781,949	568,917,762
Average Sale Price	513,875	525,170	545,436	507,123	537,356
Average Sale Price YTD	528,934	522,234	533,734	514,267	553,422
Median Sale Price	475,500	475,000	450,000	455,000	495,000
Median Sale Price YTD	490,000	475,000	505,000	495,000	520,000
Average Days on Market / YTD	104 / 99	120 / 101	103 / 96	90 / 93	80 / 87
Median Days on Market / YTD	89 / 64	78 / 64	63 / 57	73 / 60	57 / 56

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

October 2019

	2019	2018	2017	2016	2015
Land					
New Listings / YTD	8 / 153	20 / 155	16 / 144	7 / 110	12 / 146
Sales / YTD	5 / 32	4 / 26	1 / 19	5 / 25	0 / 15
Sales to New Listings Ratio / YTD	63% / 21%	20% / 17%	6% / 13%	71% / 23%	0% / 10%
Sales Volume	3,155,000	5,087,000	615,000	5,605,000	0
Sales Volume YTD	21,778,849	21,770,076	19,750,700	27,546,750	11,297,500
Average Sale Price	631,000	1,271,750	615,000	1,121,000	0
Average Sale Price YTD	680,589	837,311	1,039,511	1,101,870	753,167
Median Sale Price	600,000	801,000	615,000	1,240,000	0
Median Sale Price YTD	599,642	502,500	800,000	735,000	485,000
Average Days on Market / YTD	274 / 298	173 / 239	62 / 192	108 / 215	0 / 220
Median Days on Market / YTD	219 / 183	122 / 137	62 / 138	75 / 174	0 / 131
Investment					
New Listings / YTD	34 / 462	54 / 532	40 / 415	36 / 472	39 / 412
Sales / YTD	18 / 144	25 / 163	11 / 139	15 / 141	10 / 126
Sales to New Listings Ratio / YTD	53% / 31%	46% / 31%	28% / 33%	42% / 30%	26% / 31%
Sales Volume	5,587,278	8,189,021	5,416,000	1,923,111	2,331,291
Sales Volume YTD	64,696,224	79,025,388	54,172,304	62,797,468	48,034,366
Average Sale Price	310,404	327,561	492,364	128,207	233,129
Average Sale Price YTD	449,279	484,818	389,729	445,372	381,225
Median Sale Price	162,508	185,000	450,000	60,900	126,292
Median Sale Price YTD	181,196	260,000	294,525	258,000	220,500
Average Days on Market / YTD	243 / 178	135 / 166	251 / 181	113 / 143	124 / 147
Median Days on Market / YTD	157 / 113	91 / 116	154 / 127	94 / 114	120 / 99
Multi Family					
New Listings / YTD	10 / 80	4 / 65	5 / 45	1 / 46	4 / 50
Sales / YTD	1 / 15	0 / 17	3 / 15	2 / 18	0 / 18
Sales to New Listings Ratio / YTD	10% / 19%	0% / 26%	60% / 33%	200% / 39%	0% / 36%
Sales Volume	1,234,000	0	5,969,000	1,649,998	0
Sales Volume YTD	15,297,250	17,321,100	20,929,000	24,007,998	24,729,000
Average Sale Price	1,234,000	0	1,989,667	824,999	0
Average Sale Price YTD	1,019,817	1,018,888	1,395,267	1,333,778	1,373,833
Median Sale Price	1,234,000	0	2,247,000	824,999	0
Median Sale Price YTD	783,000	808,000	1,305,000	1,030,000	1,162,500
Average Days on Market / YTD	63 / 159	0 / 101	78 / 92	149 / 179	0 / 146
Median Days on Market / YTD	63 / 131	0 / 98	51 / 70	149 / 90	0 / 99
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

October 2019

	2019	2018	2017	2016	2015
Business					
New Listings / YTD	34 / 292	24 / 234	27 / 218	15 / 175	29 / 236
Sales / YTD	6 / 41	4 / 43	4 / 43	2 / 37	4 / 33
Sales to New Listings Ratio / YTD	18% / 14%	17% / 18%	15% / 20%	13% / 21%	14% / 14%
Sales Volume	2,797,000	4,611,000	1,212,000	350,000	448,000
Sales Volume YTD	11,305,650	17,993,800	6,959,389	8,460,388	7,211,000
Average Sale Price	466,167	1,152,750	303,000	175,000	112,000
Average Sale Price YTD	275,748	418,460	161,846	228,659	218,515
Median Sale Price	260,000	413,000	179,000	175,000	81,500
Median Sale Price YTD	170,000	115,000	112,500	135,000	88,000
Average Days on Market / YTD	81 / 152	146 / 141	103 / 136	102 / 158	148 / 134
Median Days on Market / YTD	75 / 121	128 / 129	103 / 109	102 / 118	133 / 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	2 / 122
Sales / YTD	0 / 0	0 / 0	0 / 2	0 / 6	4 / 43
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	200% / 35%
Sales Volume	0	0	0	0	3,728,500
Sales Volume YTD	0	0	2,000,000	1,975,000	34,030,400
Average Sale Price	0	0	0	0	932,125
Average Sale Price YTD	0	0	1,000,000	329,167	791,405
Median Sale Price	0	0	0	0	689,250
Median Sale Price YTD	0	0	1,000,000	280,000	550,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 648	0 / 359	185 / 171
Median Days on Market / YTD	0 / 0	0 / 0	0 / 648	0 / 376	183 / 66
Total Commercial²					
New Listings / YTD	86 / 991	102 / 987	88 / 822	59 / 805	86 / 966
Sales / YTD	30 / 233	33 / 249	19 / 218	24 / 227	18 / 235
Sales to New Listings Ratio / YTD	35% / 24%	32% / 25%	22% / 27%	41% / 28%	21% / 24%
Sales Volume	12,773,278	17,887,021	13,212,000	9,528,109	6,507,791
Sales Volume YTD	114,357,973	136,110,364	103,811,393	124,787,604	125,302,266
Average Sale Price	425,776	542,031	695,368	397,005	361,544
Average Sale Price YTD	490,807	546,628	476,199	549,725	533,201
Median Sale Price	218,300	270,000	600,000	146,813	197,500
Median Sale Price YTD	252,000	270,074	284,763	300,000	292,500
Average Days on Market / YTD	210 / 188	141 / 165	183 / 172	114 / 162	143 / 154
Median Days on Market / YTD	121 / 120	110 / 119	116 / 118	100 / 118	129 / 98

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

October 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)	581 (12)	3,120 (524)	275 (6)
	February	5,278 (1,071)	1,010 (56)	615 (18)	3,786 (771)	291 (5)
	March	6,277 (1,667)	1,138 (85)	640 (26)	4,416 (1,180)	296 (12)
	April	7,138 (1,826)	1,266 (109)	638 (25)	4,991 (1,270)	303 (13)
	May	7,676 (2,009)	1,340 (126)	640 (22)	5,459 (1,378)	304 (8)
	June	7,548 (2,372)	1,374 (135)	618 (35)	5,445 (1,671)	311 (16)
	July	7,592 (2,068)	1,370 (162)	621 (27)	5,496 (1,483)	309 (11)
	August	7,578 (1,701)	1,341 (113)	626 (27)	5,508 (1,207)	287 (13)
	September	7,446 (1,653)	1,250 (101)	611 (25)	5,345 (1,212)	277 (15)
	October	6,980 (1,367)	1,097 (91)	597 (18)	4,975 (999)	276 (6)
	November	6,337 (1,263)	953 (89)	575 (20)	4,550 (915)	273 (10)
	December	5,320 (831)	806 (50)	502 (12)	3,787 (609)	236 (7)
2016	January	6,008 (703)	872 (32)	530 (10)	4,223 (532)	263 (6)
	February	6,999 (983)	954 (51)	553 (21)	4,888 (728)	284 (14)
	March	7,676 (1,549)	1,062 (75)	557 (28)	5,319 (1,090)	304 (10)
	April	8,209 (1,713)	1,160 (111)	566 (28)	5,650 (1,228)	295 (15)
	May	8,331 (2,063)	1,125 (145)	591 (20)	5,821 (1,411)	318 (9)
	June	8,189 (2,032)	1,155 (152)	591 (21)	5,761 (1,420)	322 (12)
	July	8,155 (1,730)	1,173 (109)	580 (25)	5,732 (1,218)	314 (17)
	August	7,868 (1,700)	1,164 (112)	578 (27)	5,568 (1,198)	312 (17)
	September	7,741 (1,534)	1,137 (82)	569 (23)	5,574 (1,091)	313 (12)
	October	7,210 (1,462)	1,002 (97)	555 (24)	5,187 (1,065)	309 (12)
	November	6,742 (1,120)	936 (64)	553 (21)	4,899 (793)	317 (12)
	December	5,468 (810)	794 (49)	494 (16)	3,919 (615)	284 (11)
2017	January	5,824 (837)	784 (54)	521 (15)	4,169 (600)	294 (9)
	February	6,374 (1,185)	843 (50)	535 (22)	4,533 (867)	296 (19)
	March	7,120 (1,558)	905 (115)	565 (28)	5,046 (1,123)	306 (17)
	April	7,951 (1,578)	1,049 (81)	589 (22)	5,620 (1,126)	305 (20)
	May	8,813 (1,964)	1,188 (121)	588 (31)	6,260 (1,344)	300 (20)
	June	9,018 (1,994)	1,218 (137)	580 (24)	6,435 (1,416)	307 (10)
	July	9,183 (1,740)	1,250 (122)	575 (23)	6,604 (1,223)	304 (19)
	August	9,045 (1,635)	1,250 (113)	592 (10)	6,537 (1,152)	319 (7)
	September	8,744 (1,419)	1,196 (87)	573 (24)	6,366 (1,000)	320 (12)
	October	8,076 (1,420)	1,053 (95)	575 (19)	5,839 (1,033)	322 (11)
	November	7,361 (1,247)	962 (56)	601 (17)	5,321 (936)	341 (10)
	December	6,050 (962)	820 (51)	551 (17)	4,336 (697)	311 (14)
2018	January	6,488 (940)	849 (50)	574 (18)	4,598 (670)	334 (10)
	February	7,109 (1,108)	916 (50)	633 (22)	5,033 (770)	366 (16)
	March	8,344 (1,380)	1,045 (66)	672 (27)	5,846 (988)	386 (20)
	April	9,178 (1,657)	1,124 (91)	683 (26)	6,442 (1,129)	398 (16)
	May	10,291 (1,904)	1,369 (106)	715 (21)	7,294 (1,310)	422 (14)
	June	10,676 (1,801)	1,506 (120)	727 (19)	7,683 (1,255)	435 (8)
	July	10,522 (1,723)	1,528 (121)	721 (28)	7,604 (1,217)	432 (20)
	August	10,044 (1,678)	1,452 (124)	706 (27)	7,293 (1,152)	419 (21)
	September	9,431 (1,312)	1,306 (84)	682 (28)	6,824 (922)	406 (18)
	October	8,735 (1,234)	1,189 (89)	677 (33)	6,309 (853)	397 (23)
	November	8,084 (1,105)	1,054 (70)	686 (14)	5,826 (796)	403 (8)
	December	6,700 (769)	888 (35)	598 (24)	4,773 (566)	341 (15)
2019	January	7,085 (795)	910 (41)	654 (22)	5,011 (575)	377 (16)
	February	7,433 (976)	951 (44)	684 (18)	5,244 (710)	389 (10)
	March	8,292 (1,197)	1,082 (70)	730 (15)	5,813 (849)	420 (11)
	April	9,000 (1,679)	1,234 (81)	732 (29)	6,372 (1,148)	432 (19)
	May	9,527 (1,978)	1,344 (102)	789 (27)	6,842 (1,361)	461 (17)
	June	9,455 (1,804)	1,419 (116)	747 (24)	6,834 (1,259)	428 (15)
	July	9,107 (1,907)	1,447 (113)	753 (25)	6,629 (1,327)	437 (15)
	August	8,830 (1,568)	1,409 (112)	733 (22)	6,450 (1,106)	415 (11)
	September	8,514 (1,383)	1,317 (100)	715 (21)	6,258 (973)	406 (15)
	October	7,926 (1,334)	1,132 (90)	689 (30)	5,845 (948)	396 (16)

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.

October 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Single Family Detached							
Northwest	Sales	36	32	33	400	368	384
	Average	397,514	347,597	449,926	422,864	431,087	424,756
	Median	388,000	325,000	412,000	390,000	380,000	376,950
North Central	Sales	116	101	122	1,249	1,239	1,303
	Average	350,655	357,996	380,140	361,742	375,460	383,961
	Median	340,000	341,500	365,000	355,000	365,000	368,000
Northeast	Sales	34	33	35	346	354	364
	Average	314,188	303,555	342,276	321,067	317,847	348,089
	Median	303,250	298,000	312,000	305,000	298,750	320,750
Central	Sales	27	23	30	224	244	269
	Average	312,689	305,815	289,635	255,995	295,572	278,706
	Median	280,000	315,000	271,250	231,500	276,500	261,000
West	Sales	63	39	79	590	619	699
	Average	552,450	615,527	491,338	511,045	534,788	529,226
	Median	442,500	485,000	428,500	413,250	437,000	440,000
Southwest	Sales	74	80	95	887	908	1,041
	Average	534,875	566,886	539,348	565,863	574,890	562,876
	Median	443,999	500,750	475,000	480,000	510,000	494,500
Southeast	Sales	98	85	120	1,093	1,147	1,201
	Average	375,606	428,920	396,575	392,596	407,352	400,939
	Median	352,250	371,500	374,500	370,000	375,000	376,000
Anthony Henday	Sales	103	103	107	1,277	1,162	1,127
	Average	505,403	466,085	531,949	483,183	495,938	511,001
	Median	449,900	442,500	456,000	446,000	450,000	465,000
City of Edmonton Total	Sales	551	496	621	6,066	6,041	6,388
	Average	430,785	439,825	445,176	435,042	447,776	450,594
	Median	386,000	387,250	402,500	394,000	400,000	406,750
Condominiums							
Northwest	Sales	10	5	7	92	92	94
	Average	284,794	209,560	189,786	270,642	243,796	258,353
	Median	277,050	173,000	190,000	267,950	243,500	242,950
North Central	Sales	37	50	48	456	480	501
	Average	208,282	183,735	210,181	198,872	203,567	217,020
	Median	197,000	191,950	210,000	191,000	195,000	212,000
Northeast	Sales	20	17	24	242	203	246
	Average	153,504	151,376	159,638	160,757	165,450	177,067
	Median	156,500	173,500	165,000	158,000	165,000	173,000
Central	Sales	53	39	53	526	558	594
	Average	240,429	229,385	292,290	246,612	272,678	289,725
	Median	247,000	202,000	280,000	229,750	251,928	280,000
West	Sales	27	17	24	290	283	315
	Average	187,191	179,296	238,717	197,422	213,700	223,949
	Median	167,500	170,000	201,800	180,500	189,000	201,900
Southwest	Sales	54	48	45	552	527	592
	Average	259,392	230,277	270,254	251,803	270,066	281,577
	Median	259,750	213,500	265,000	229,950	249,000	267,250
Southeast	Sales	30	39	40	392	451	420
	Average	188,430	203,620	228,106	206,149	220,228	228,529
	Median	175,000	198,750	224,750	196,500	213,000	220,000
Anthony Henday	Sales	46	46	42	445	473	466
	Average	234,850	270,825	262,824	236,402	257,447	266,049
	Median	238,000	248,500	260,000	230,000	245,000	255,500
City of Edmonton Total	Sales	277	261	283	2,995	3,067	3,228
	Average	223,410	215,534	243,086	222,525	237,946	249,649
	Median	200,000	200,000	230,000	205,000	217,000	228,275

n/a = insufficient data

October 2019

	2019	2018	2017	2016	2015
Edmonton City Monthly					
New Listings	1,834	1,917	1,817	1,685	1,771
Sales	964	876	1,044	1,077	1,005
Sales Volume	344,733,839	318,462,327	396,639,198	396,704,591	373,107,918
Edmonton City Year to Date					
New Listings	21,934	23,942	22,616	21,672	22,128
Sales	10,401	10,432	11,028	11,105	11,800
Sales Volume	3,772,192,262	3,917,653,159	4,196,589,975	4,196,515,922	4,423,363,154
Edmonton City Month End Active Inventory					
Residential	5,845	6,309	5,839	5,187	4,975
Commercial	396	397	322	309	276
TOTAL	6,241	6,706	6,161	5,496	5,251
<hr/>					
Edmonton CMA Monthly					
New Listings	2,645	2,854	2,739	2,464	2,641
Sales	1,454	1,356	1,534	1,583	1,476
Sales Volume	530,652,688	511,793,185	595,315,656	595,343,490	564,633,029
Edmonton CMA Year to Date					
New Listings	33,013	35,984	33,890	32,821	33,764
Sales	15,723	15,887	16,523	16,662	17,748
Sales Volume	5,853,448,849	6,103,129,050	6,424,219,217	6,443,100,313	6,901,823,760
Edmonton CMA Month End Active Inventory					
Residential	7,926	8,735	8,076	7,210	6,980
Rural	1,132	1,189	1,053	1,002	1,097
Commercial	689	677	575	555	597
TOTAL	9,747	10,601	9,704	8,767	8,674
<hr/>					
Total Board Monthly					
New Listings	3,092	3,312	3,160	2,872	3,032
Sales	1,628	1,536	1,718	1,793	1,666
Sales Volume	575,706,435	554,071,125	643,713,611	651,608,879	617,408,629
Total Board Year to Date					
New Listings	38,861	42,167	39,817	38,541	39,775
Sales	17,790	17,891	18,610	18,700	20,012
Sales Volume	6,392,071,113	6,622,658,465	6,980,959,298	6,984,125,001	7,532,090,651

October 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Barrhead	Sales	4	4	4	45	48	61
	Sales Volume	n/a	n/a	n/a	10,799,600	10,522,500	14,002,515
	Average Price	n/a	n/a	n/a	239,991	219,219	229,549
	Median Price	n/a	n/a	n/a	215,000	206,000	220,000
Beaumont	Sales	26	23	25	291	324	314
	Sales Volume	10,599,717	9,393,000	9,793,000	120,870,442	143,012,417	136,299,713
	Average Price	407,681	408,391	391,720	415,362	441,396	434,076
	Median Price	391,850	380,000	384,000	412,000	434,000	430,000
Bonnyville	Sales	10	11	7	58	76	68
	Sales Volume	2,918,500	2,536,342	1,732,525	13,436,500	20,355,475	18,421,175
	Average Price	291,850	230,577	247,504	231,664	267,835	270,900
	Median Price	303,750	283,500	239,900	221,250	283,500	290,750
Cold Lake	Sales	17	20	14	230	216	212
	Sales Volume	4,112,000	4,977,750	3,371,500	64,409,106	61,155,469	67,676,895
	Average Price	241,882	248,888	240,821	280,040	283,127	319,231
	Median Price	236,000	272,500	273,750	286,000	298,000	317,000
Devon	Sales	8	8	6	78	86	75
	Sales Volume	2,111,900	2,653,500	2,116,000	23,181,100	26,822,381	25,146,316
	Average Price	263,988	331,688	352,667	297,194	311,888	335,284
	Median Price	260,950	329,250	358,750	303,350	318,200	325,499
Drayton Valley	Sales	7	9	6	95	61	102
	Sales Volume	1,693,500	1,740,000	1,426,700	21,204,400	13,572,045	26,194,012
	Average Price	241,929	193,333	237,783	223,204	222,493	256,804
	Median Price	215,000	207,000	263,000	235,000	230,000	269,450
Fort Saskatchewan	SFD Sales	19	28	24	260	252	270
	SFD Average Price	425,378	413,871	423,250	397,123	415,389	416,917
	SFD Median Price	406,000	401,500	405,000	386,250	397,250	400,750
	Condo Sales	4	2	6	54	43	55
	Condo Average Price	n/a	n/a	191,167	244,464	224,207	241,983
	Condo Median Price	n/a	n/a	172,500	237,750	212,500	220,000
	Total Sales Volume	12,252,587	14,370,400	13,717,500	145,008,801	143,822,419	163,061,208
Gibbons	Sales	1	5	6	51	42	62
	Sales Volume	n/a	1,015,000	2,244,500	14,064,600	11,396,650	19,494,000
	Average Price	n/a	203,000	374,083	275,776	271,349	314,419
	Median Price	n/a	194,000	330,000	274,000	265,000	287,750
Leduc	SFD Sales	34	32	29	355	352	296
	SFD Average Price	341,431	393,533	369,107	367,154	371,918	378,632
	SFD Median Price	325,750	373,825	346,600	350,000	355,450	371,650
	Condo Sales	8	6	4	70	55	51
	Condo Average Price	245,375	194,708	n/a	215,514	224,306	231,469
	Condo Median Price	219,750	185,000	n/a	200,000	205,000	217,000
	Total Sales Volume	16,904,801	16,025,696	12,466,750	173,005,255	166,640,310	142,619,563

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.

October 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Morinville	Sales	12	13	18	146	179	179
	Sales Volume	3,706,200	4,403,000	5,569,008	44,536,569	57,294,268	58,326,148
	Average Price	308,850	338,692	309,389	305,045	320,080	325,844
	Median Price	321,250	325,000	336,000	304,250	325,000	330,000
Sherwood Park	SFD Sales	50	67	63	679	716	699
	SFD Average Price	456,066	447,842	460,404	450,662	445,721	458,828
	SFD Median Price	432,750	430,000	427,000	420,000	424,250	434,900
	Condo Sales	22	17	13	197	200	181
	Condo Average Price	273,948	261,500	290,462	289,897	282,122	305,256
	Condo Median Price	273,000	265,000	289,000	279,900	278,000	297,500
	Total Sales Volume	30,625,650	35,197,491	35,109,950	386,447,440	401,342,048	404,058,970
Spruce Grove	SFD Sales	27	30	29	331	340	374
	SFD Average Price	400,528	363,063	362,900	390,678	389,156	391,906
	SFD Median Price	380,000	348,700	352,500	370,000	377,750	383,750
	Condo Sales	5	4	3	54	62	65
	Condo Average Price	172,815	n/a	n/a	223,370	216,895	229,490
	Condo Median Price	176,075	n/a	n/a	201,750	208,250	214,000
	Total Sales Volume	16,482,875	14,578,759	15,194,585	181,280,761	183,045,627	198,354,960
St. Albert	SFD Sales	64	56	64	668	703	673
	SFD Average Price	451,497	473,652	459,049	468,784	479,749	470,549
	SFD Median Price	400,750	443,750	416,500	425,000	441,500	435,000
	Condo Sales	14	22	13	182	218	187
	Condo Average Price	264,000	274,966	315,154	253,182	270,903	283,445
	Condo Median Price	233,000	245,000	275,000	239,000	247,500	264,000
	Total Sales Volume	33,136,780	32,573,741	34,728,440	378,194,049	410,510,718	385,066,060
St. Paul	Sales	5	5	9	78	88	86
	Sales Volume	971,000	907,000	2,048,500	16,711,742	21,518,700	22,401,600
	Average Price	194,200	181,400	227,611	214,253	244,531	260,484
	Median Price	230,000	203,000	205,000	226,500	253,750	265,000
Stony Plain	Sales	28	19	28	274	245	321
	Sales Volume	7,880,149	6,252,620	8,445,425	83,116,342	79,764,800	105,597,999
	Average Price	281,434	329,085	301,622	303,344	325,571	328,966
	Median Price	268,000	345,000	302,500	308,000	326,000	325,000
Vegreville	Sales	4	9	4	48	51	57
	Sales Volume	n/a	1,204,500	n/a	8,747,900	9,579,500	12,135,400
	Average Price	n/a	133,833	n/a	182,248	187,833	212,902
	Median Price	n/a	120,000	n/a	169,750	176,000	217,000
Westlock	Sales	4	4	4	55	56	54
	Sales Volume	n/a	n/a	n/a	12,929,800	11,369,750	10,478,650
	Average Price	n/a	n/a	n/a	235,087	203,031	194,049
	Median Price	n/a	n/a	n/a	238,000	205,000	202,250
Wetaskiwin	Sales	6	11	10	133	136	123
	Sales Volume	1,603,500	1,847,700	2,442,900	27,590,171	29,962,025	28,437,150
	Average Price	267,250	167,973	244,290	207,445	220,309	231,196
	Median Price	268,250	157,000	248,750	210,000	215,000	227,000

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.

October 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Rural¹ Sales by County							
Athabasca County	Sales	5	2	3	42	33	36
	Sales Volume	1,687,800	n/a	n/a	11,505,700	7,757,300	9,098,476
Bonnyville M.D.	Sales	7	6	10	113	94	104
	Sales Volume	2,743,000	1,609,000	3,635,000	34,912,590	34,930,448	39,434,890
Lac la Biche County	Sales	0	0	0	5	4	4
	Sales Volume	n/a	n/a	n/a	901,500	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	8	13	15	128	149	155
	Sales Volume	5,372,150	6,466,200	6,182,700	68,690,850	71,060,637	74,597,580
Parkland County	Sales	36	39	37	335	374	414
	Sales Volume	15,724,022	17,960,150	18,827,100	153,123,167	175,826,647	200,708,867
Smoky Lake County	Sales	2	1	2	24	24	13
	Sales Volume	n/a	n/a	n/a	6,346,927	4,569,800	1,946,500
St. Paul County	Sales	6	2	6	63	77	74
	Sales Volume	1,365,959	n/a	1,550,000	13,986,409	12,710,150	14,203,900
Strathcona County	Sales	32	21	26	258	249	241
	Sales Volume	16,305,055	11,711,500	17,135,400	151,588,002	146,640,570	150,146,617
Sturgeon County	Sales	14	16	17	148	129	165
	Sales Volume	8,847,500	10,602,300	9,671,200	86,241,975	77,004,700	94,937,758
Thorhild County	Sales	3	3	3	23	25	32
	Sales Volume	n/a	n/a	n/a	6,066,528	7,104,300	7,686,983
Two Hills County	Sales	1	2	1	8	15	16
	Sales Volume	n/a	n/a	n/a	2,460,000	3,001,400	4,979,200
Vermilion River County	Sales	0	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.

October 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	1	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	2	2	1	9	4	9
	Sales Volume	n/a	n/a	n/a	2,229,500	n/a	3,921,160
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	1	0	3	4	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	0	0	1	2	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	0	2	5	3	5
	Sales Volume	n/a	n/a	n/a	2,746,500	n/a	2,138,047
Smoky Lake County	Sales	0	0	1	1	2	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,022,500
St. Paul County	Sales	0	0	1	10	5	5
	Sales Volume	n/a	n/a	n/a	2,851,260	1,327,236	1,899,908
Strathcona County	Sales	0	0	0	3	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	1	1	0	3	4	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	0	1	2	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	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	1	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.