

Media Release

MLS® Sales Up Year-Over-Year While Market Remains Stable

Edmonton, October 2, 2019: Total residential unit sales in the Edmonton Census Metropolitan Area (CMA) real estate market for the month of September 2019 increased 5.72% compared to September 2018. The number of new residential listings is also up, growing 1.67% from September 2018. Overall inventory in the Edmonton CMA fell 9.72% from September of last year.

Single family home unit sales are down 2.91%, unit sales of duplexes are up 7.52%, and condo unit sales jumped 26.78% from the same period of time last year.

All residential average prices are down slightly at \$351,526, a 6.06% decrease from September 2018, and are down 4.30% from August 2019. Single family homes sold for an average of \$420,406, a 2.16% year-over-year decrease from September 2018, and a 3.27% decrease from August 2019. Condominiums sold for an average of \$217,665, a 9.82% drop year-over-year, and a decrease of 7.17% from the previous month. Duplex prices are virtually unchanged from last year at \$343,230, which was a 3.17% increase from the previous month.

“The Edmonton market continues to remain stable, with slight decreases in prices across all property types,” says REALTORS® Association of Edmonton Chair Michael Brodrick. “Single family home pricing dropped 2.16%, condos are down 9.82% from last month, and duplexes are virtually unchanged at -0.58% year-over-year.”

Single family homes averaged 59 days on the market, a one day decrease from last year. Condos spent eight days less on the market, from 67 to 75 days, while duplexes averaged 67 days on market, a three day decrease from September 2018. Overall, all residential listings averaged 63 days on market, a 1.56% decrease year-over-year, and increased by one day 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

Review these statistics and more at www.realtorsofedmonton.com

MLS® System Activity 2019 <small>(for all-residential sales in Edmonton CMA¹)</small>	September 2019	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$420,406	-3.27%	-2.16%
SFD median ⁴ selling price – month	\$381,900	-2.70%	-2.89%
Condominium average selling price	\$217,665	-7.17%	-9.82%
Condominium median selling price	\$200,000	-8.47%	-9.09%
All-residential ⁵ average selling price	\$351,526	-4.30%	-6.06%
All-residential median selling price	\$328,000	-4.93%	-6.62%
# residential listings this month	2,740	-9.96%	1.67%
# residential sales this month	1,387	-11.71%	5.72%
# residential inventory at month end	8,514	-3.45%	-9.72%
# Total ⁶ MLS® System sales this month	1,726	-10.01%	6.35%
\$ Value Total residential sales this month	510,785,118	-14.72%	-0.38%
\$ Value of total MLS® System sales – month	608,096,830	-15.11%	0.31%
\$ Value of total MLS® System sales - YTD	5,821,888,466	11.63%	-4.07%

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.

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

**5 Year Residential Activity
Edmonton CMA¹
September 2019**

	2019	2018	2017	2016	2015
Single Family Detached					
New Listings / YTD	1,612 / 16,017	1,624 / 17,289	1,706 / 15,684	1,583 / 15,489	1,734 / 16,499
Sales / YTD	835 / 8,311	860 / 8,481	870 / 8,648	980 / 8,770	991 / 9,301
Sales to New Listings Ratio / YTD	52% / 52%	53% / 49%	51% / 55%	62% / 57%	57% / 56%
Sales Volume	351,039,118	369,529,538	376,299,723	424,400,821	427,418,851
Sales Volume YTD	3,546,216,246	3,704,686,273	3,813,216,193	3,832,881,598	4,100,805,397
Average Sale Price	420,406	429,686	432,528	433,062	431,301
Average Sale Price YTD	426,689	436,822	440,936	437,045	440,899
Median Sale Price	381,900	393,250	400,000	402,500	403,000
Median Sale Price YTD	392,500	400,000	405,000	406,000	412,500
Average Days on Market / YTD	59 / 58	60 / 53	53 / 50	53 / 51	51 / 47
Median Days on Market / YTD	41 / 41	46 / 38	40 / 34	40 / 37	37 / 33
Condominium					
New Listings / YTD	746 / 7,582	757 / 8,948	884 / 9,270	929 / 8,655	809 / 8,466
Sales / YTD	374 / 3,302	295 / 3,408	365 / 3,548	365 / 3,607	465 / 4,243
Sales to New Listings Ratio / YTD	50% / 44%	39% / 38%	41% / 38%	39% / 42%	57% / 50%
Sales Volume	81,406,642	71,203,280	92,701,615	92,538,963	117,836,578
Sales Volume YTD	751,292,222	827,841,609	898,108,922	921,332,359	1,090,280,627
Average Sale Price	217,665	241,367	253,977	253,531	253,412
Average Sale Price YTD	227,526	242,911	253,131	255,429	256,960
Median Sale Price	200,000	220,000	226,000	232,000	235,000
Median Sale Price YTD	212,779	223,975	233,000	237,500	238,000
Average Days on Market / YTD	67 / 72	75 / 71	67 / 66	66 / 61	57 / 53
Median Days on Market / YTD	49 / 54	61 / 54	57 / 50	51 / 48	46 / 41
Duplex/Rowhouse					
New Listings / YTD	303 / 2,630	244 / 2,687	249 / 2,475	252 / 2,387	277 / 2,114
Sales / YTD	143 / 1,402	133 / 1,369	166 / 1,461	154 / 1,393	159 / 1,295
Sales to New Listings Ratio / YTD	47% / 53%	55% / 51%	67% / 59%	61% / 58%	57% / 61%
Sales Volume	49,081,874	45,915,921	57,315,665	55,667,792	57,441,092
Sales Volume YTD	470,232,233	469,061,725	510,465,722	484,398,131	459,573,596
Average Sale Price	343,230	345,232	345,275	361,479	361,265
Average Sale Price YTD	335,401	342,631	349,395	347,737	354,883
Median Sale Price	324,000	325,000	333,875	340,000	344,000
Median Sale Price YTD	322,500	329,000	334,000	333,400	342,000
Average Days on Market / YTD	67 / 69	64 / 61	61 / 62	57 / 59	51 / 47
Median Days on Market / YTD	48 / 51	56 / 47	47 / 47	44 / 45	40 / 34
Total Residential²					
New Listings / YTD	2,740 / 27,074	2,695 / 29,764	2,913 / 28,137	2,847 / 27,337	2,896 / 27,732
Sales / YTD	1,387 / 13,299	1,312 / 13,503	1,419 / 13,910	1,534 / 14,007	1,653 / 15,119
Sales to New Listings Ratio / YTD	51% / 49%	49% / 45%	49% / 49%	54% / 51%	57% / 55%
Sales Volume	487,566,732	490,974,989	529,422,760	579,131,615	609,505,721
Sales Volume YTD	4,811,205,099	5,049,320,118	5,269,729,746	5,284,906,312	5,698,857,894
Average Sale Price	351,526	374,219	373,096	377,530	368,727
Average Sale Price YTD	361,772	373,941	378,845	377,305	376,934
Median Sale Price	328,000	351,250	350,000	359,700	355,000
Median Sale Price YTD	345,000	352,500	356,000	359,000	360,000
Average Days on Market / YTD	63 / 64	64 / 59	58 / 56	57 / 55	53 / 49
Median Days on Market / YTD	45 / 46	51 / 43	46 / 40	44 / 41	40 / 35

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
September 2019**

	2019	2018	2017	2016	2015
Acres with Home					
New Listings / YTD	191 / 1,916	162 / 1,918	182 / 1,765	169 / 1,709	170 / 1,896
Sales / YTD	86 / 649	66 / 635	71 / 704	64 / 697	84 / 761
Sales to New Listings Ratio / YTD	45% / 34%	41% / 33%	39% / 40%	38% / 41%	49% / 40%
Sales Volume	53,057,250	39,264,799	41,405,658	38,327,416	47,988,250
Sales Volume YTD	376,876,815	368,942,370	421,830,442	401,120,811	458,361,885
Average Sale Price	616,945	594,921	583,178	598,866	571,289
Average Sale Price YTD	580,704	581,012	599,191	575,496	602,315
Median Sale Price	523,500	545,500	545,000	545,000	541,000
Median Sale Price YTD	522,000	534,200	565,000	548,000	550,000
Average Days on Market / YTD	86 / 83	82 / 78	73 / 82	80 / 77	81 / 74
Median Days on Market / YTD	66 / 61	78 / 52	57 / 55	67 / 53	67 / 52
Vacant Acreage and Recreational					
New Listings / YTD	49 / 500	31 / 542	58 / 492	44 / 533	66 / 578
Sales / YTD	15 / 123	18 / 165	15 / 166	17 / 162	17 / 160
Sales to New Listings Ratio / YTD	31% / 25%	58% / 30%	26% / 34%	39% / 30%	26% / 28%
Sales Volume	3,854,075	5,141,800	5,341,000	3,562,900	5,152,500
Sales Volume YTD	36,015,952	50,417,985	43,067,080	41,756,205	55,820,327
Average Sale Price	256,938	285,656	356,067	209,582	303,088
Average Sale Price YTD	292,813	305,564	259,440	257,754	348,877
Median Sale Price	271,950	249,950	235,000	185,000	170,000
Median Sale Price YTD	229,900	245,000	205,000	187,500	239,000
Average Days on Market / YTD	248 / 187	250 / 179	103 / 151	98 / 162	119 / 151
Median Days on Market / YTD	141 / 112	99 / 112	64 / 98	69 / 95	57 / 85
Recreational with Home					
New Listings / YTD	3 / 22	1 / 21	2 / 23	3 / 32	3 / 38
Sales / YTD	1 / 9	0 / 12	1 / 10	1 / 10	0 / 16
Sales to New Listings Ratio / YTD	33% / 41%	0% / 57%	50% / 43%	33% / 31%	0% / 42%
Sales Volume	102,000	0	235,000	675,000	0
Sales Volume YTD	2,204,500	4,432,049	3,676,900	4,714,000	5,836,150
Average Sale Price	102,000	0	235,000	675,000	0
Average Sale Price YTD	244,944	369,337	367,690	471,400	364,759
Median Sale Price	102,000	0	235,000	675,000	0
Median Sale Price YTD	219,500	317,500	381,500	484,500	316,575
Average Days on Market / YTD	109 / 74	0 / 100	120 / 85	33 / 105	0 / 123
Median Days on Market / YTD	109 / 63	0 / 100	120 / 65	33 / 81	0 / 58
Total Rural²					
New Listings / YTD	243 / 2,438	194 / 2,481	242 / 2,280	216 / 2,274	239 / 2,512
Sales / YTD	102 / 781	84 / 812	87 / 880	82 / 869	101 / 937
Sales to New Listings Ratio / YTD	42% / 32%	43% / 33%	36% / 39%	38% / 38%	42% / 37%
Sales Volume	57,013,325	44,406,599	46,981,658	42,565,316	53,140,750
Sales Volume YTD	415,097,267	423,792,404	468,574,422	447,591,016	520,018,362
Average Sale Price	558,954	528,650	540,019	519,089	526,146
Average Sale Price YTD	531,495	521,912	532,471	515,064	554,982
Median Sale Price	473,250	486,250	516,000	470,000	521,750
Median Sale Price YTD	490,000	475,000	510,000	499,999	522,000
Average Days on Market / YTD	110 / 99	118 / 99	79 / 95	84 / 93	87 / 88
Median Days on Market / YTD	70 / 63	85 / 62	58 / 57	67 / 59	66 / 55

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

September 2019

	2019	2018	2017	2016	2015
Land					
New Listings / YTD	13 / 143	20 / 133	18 / 124	14 / 98	16 / 132
Sales / YTD	1 / 27	4 / 21	2 / 16	1 / 19	2 / 15
Sales to New Listings Ratio / YTD	8% / 19%	20% / 16%	11% / 13%	7% / 19%	13% / 11%
Sales Volume	1,040,550	3,123,000	5,633,000	1,350,000	2,000,000
Sales Volume YTD	18,623,849	16,599,076	18,927,700	21,358,750	11,297,500
Average Sale Price	1,040,550	780,750	2,816,500	1,350,000	1,000,000
Average Sale Price YTD	689,772	790,432	1,182,981	1,124,145	753,167
Median Sale Price	1,040,550	765,000	2,816,500	1,350,000	1,000,000
Median Sale Price YTD	599,283	475,000	880,000	590,000	485,000
Average Days on Market / YTD	119 / 302	293 / 262	395 / 197	48 / 229	477 / 220
Median Days on Market / YTD	119 / 178	247 / 140	395 / 124	48 / 174	477 / 131
Investment					
New Listings / YTD	17 / 221	18 / 277	17 / 179	24 / 231	24 / 213
Sales / YTD	6 / 56	9 / 72	5 / 64	11 / 71	9 / 62
Sales to New Listings Ratio / YTD	35% / 25%	50% / 26%	29% / 36%	46% / 31%	38% / 29%
Sales Volume	3,378,200	11,718,820	2,240,312	8,858,600	3,899,155
Sales Volume YTD	52,898,650	62,911,147	40,399,552	53,378,553	39,095,271
Average Sale Price	563,033	1,302,091	448,062	805,327	433,239
Average Sale Price YTD	944,619	873,766	631,243	751,811	630,569
Median Sale Price	354,100	937,500	420,000	640,000	450,000
Median Sale Price YTD	535,000	523,900	439,500	414,000	412,000
Average Days on Market / YTD	174 / 196	219 / 181	129 / 157	178 / 163	192 / 150
Median Days on Market / YTD	108 / 118	167 / 130	108 / 129	185 / 126	196 / 120
Multi Family					
New Listings / YTD	7 / 73	2 / 61	3 / 40	3 / 45	3 / 46
Sales / YTD	2 / 14	3 / 17	0 / 12	2 / 16	5 / 18
Sales to New Listings Ratio / YTD	29% / 19%	150% / 28%	0% / 30%	67% / 36%	167% / 39%
Sales Volume	1,638,250	3,410,000	0	1,465,000	7,060,000
Sales Volume YTD	14,063,250	17,321,100	14,960,000	22,358,000	24,729,000
Average Sale Price	819,125	1,136,667	0	732,500	1,412,000
Average Sale Price YTD	1,004,518	1,018,888	1,246,667	1,397,375	1,373,833
Median Sale Price	819,125	1,080,000	0	732,500	1,250,000
Median Sale Price YTD	736,500	808,000	852,500	1,106,500	1,162,500
Average Days on Market / YTD	94 / 166	124 / 101	0 / 95	44 / 183	125 / 146
Median Days on Market / YTD	94 / 133	126 / 98	0 / 91	44 / 85	96 / 99
Hotel/Motel					
New Listings / YTD	0 / 0	0 / 6	0 / 4	0 / 1	0 / 4
Sales / YTD	0 / 0	0 / 1	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 17%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	5,650,000	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	5,650,000	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	5,650,000	0	0	0
Average Days on Market / YTD	0 / 0	0 / 81	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 81	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)

page 3b

Edmonton CMA¹

September 2019

	2019	2018	2017	2016	2015
Business					
New Listings / YTD	22 / 259	12 / 204	14 / 187	7 / 159	16 / 203
Sales / YTD	4 / 35	3 / 38	6 / 39	2 / 35	1 / 29
Sales to New Listings Ratio / YTD	18% / 14%	25% / 19%	43% / 21%	29% / 22%	6% / 14%
Sales Volume	702,500	364,000	869,500	705,000	2,000,000
Sales Volume YTD	8,508,650	7,732,800	5,747,389	8,110,388	6,763,000
Average Sale Price	175,625	121,333	144,917	352,500	2,000,000
Average Sale Price YTD	243,104	203,495	147,369	231,725	233,207
Median Sale Price	142,500	120,000	104,750	352,500	2,000,000
Median Sale Price YTD	138,000	111,000	110,000	135,000	100,000
Average Days on Market / YTD	100 / 165	129 / 142	132 / 140	133 / 161	166 / 132
Median Days on Market / YTD	116 / 127	104 / 136	98 / 109	133 / 126	166 / 90
Lease					
New Listings / YTD	23 / 209	24 / 204	19 / 201	20 / 211	17 / 163
Sales / YTD	8 / 70	9 / 67	11 / 66	7 / 56	4 / 54
Sales to New Listings Ratio / YTD	35% / 33%	38% / 33%	58% / 33%	35% / 27%	24% / 33%
Sales Volume	658,964	1,439,065	1,134,474	836,066	1,287,451
Sales Volume YTD	6,210,296	8,009,220	8,564,752	8,078,804	6,607,804
Average Sale Price	82,371	159,896	103,134	119,438	321,863
Average Sale Price YTD	88,719	119,541	129,769	144,264	122,367
Median Sale Price	49,510	150,075	67,869	54,000	151,726
Median Sale Price YTD	56,485	86,900	72,720	85,440	88,840
Average Days on Market / YTD	110 / 147	171 / 159	218 / 194	101 / 132	112 / 148
Median Days on Market / YTD	97 / 101	190 / 116	186 / 128	99 / 91	92 / 68
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	2 / 120
Sales / YTD	0 / 0	0 / 0	0 / 2	0 / 6	4 / 39
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	200% / 33%
Sales Volume	0	0	0	0	1,308,900
Sales Volume YTD	0	0	2,000,000	1,975,000	30,301,900
Average Sale Price	0	0	0	0	327,225
Average Sale Price YTD	0	0	1,000,000	329,167	776,972
Median Sale Price	0	0	0	0	370,000
Median Sale Price YTD	0	0	1,000,000	280,000	495,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 648	0 / 359	67 / 169
Median Days on Market / YTD	0 / 0	0 / 0	0 / 648	0 / 376	58 / 63
Total Commercial²					
New Listings / YTD	83 / 909	75 / 885	71 / 734	68 / 746	78 / 880
Sales / YTD	21 / 203	28 / 216	24 / 199	23 / 203	25 / 217
Sales to New Listings Ratio / YTD	25% / 22%	37% / 24%	34% / 27%	34% / 27%	32% / 25%
Sales Volume	7,418,464	20,054,885	9,877,286	13,214,666	17,555,506
Sales Volume YTD	101,584,695	118,223,343	90,599,393	115,259,495	118,794,475
Average Sale Price	353,260	716,246	411,554	574,551	702,220
Average Sale Price YTD	500,417	547,330	455,273	567,781	547,440
Median Sale Price	210,000	289,459	98,250	350,000	488,966
Median Sale Price YTD	265,000	278,037	249,400	306,000	315,000
Average Days on Market / YTD	125 / 185	194 / 168	193 / 171	134 / 168	168 / 155
Median Days on Market / YTD	102 / 120	158 / 123	133 / 119	100 / 122	118 / 96

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

September 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	7,677 (2,009)	1,340 (126)	640 (22)	5,460 (1,378)	304 (8)
	June	7,548 (2,373)	1,374 (135)	618 (35)	5,445 (1,672)	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	8,736 (1,234)	1,189 (89)	677 (33)	6,310 (853)	397 (23)
	November	8,085 (1,105)	1,054 (70)	686 (14)	5,827 (796)	403 (8)
	December	6,701 (769)	888 (35)	598 (24)	4,774 (566)	341 (15)
2019	January	7,086 (795)	910 (41)	654 (22)	5,012 (575)	377 (16)
	February	7,434 (976)	951 (44)	684 (18)	5,245 (710)	389 (10)
	March	8,293 (1,197)	1,082 (70)	730 (15)	5,814 (849)	420 (11)
	April	9,000 (1,680)	1,235 (81)	732 (29)	6,372 (1,149)	432 (19)
	May	9,527 (1,978)	1,345 (102)	789 (27)	6,842 (1,361)	461 (17)
	June	9,454 (1,805)	1,420 (116)	747 (24)	6,833 (1,260)	428 (15)
	July	9,102 (1,913)	1,448 (113)	754 (25)	6,624 (1,333)	438 (15)
	August	8,823 (1,568)	1,409 (112)	734 (22)	6,445 (1,106)	415 (11)
	September	8,514 (1,387)	1,312 (102)	717 (21)	6,262 (976)	406 (15)

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.

September 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Single Family Detached							
Northwest	Sales	41	35	45	364	336	351
	Average	390,434	391,136	391,106	425,371	439,038	422,390
	Median	336,000	339,900	372,000	390,000	383,000	376,500
North Central	Sales	126	109	125	1,134	1,138	1,181
	Average	353,622	378,777	374,198	362,878	377,010	384,356
	Median	360,500	371,000	362,000	356,500	367,700	368,000
Northeast	Sales	38	32	30	312	321	329
	Average	297,607	306,402	378,233	321,816	319,317	348,707
	Median	296,300	312,500	343,750	306,750	299,000	321,700
Central	Sales	19	27	23	197	221	239
	Average	242,000	279,631	281,891	248,225	294,506	277,335
	Median	212,500	280,000	260,400	230,500	275,000	260,000
West	Sales	51	57	63	527	580	620
	Average	583,882	499,872	521,373	506,095	529,359	534,054
	Median	433,400	430,000	430,000	412,000	435,750	440,500
Southwest	Sales	71	92	84	813	828	946
	Average	609,712	580,883	576,818	568,684	575,663	565,238
	Median	476,250	491,500	486,000	482,500	510,000	495,750
Southeast	Sales	115	119	113	996	1,062	1,081
	Average	391,720	406,052	396,298	394,466	405,626	401,423
	Median	365,000	368,000	365,000	370,000	375,000	377,500
Anthony Henday	Sales	97	101	100	1,175	1,059	1,020
	Average	479,783	487,324	484,257	481,454	498,841	508,803
	Median	447,400	445,000	438,500	445,000	452,000	465,000
City of Edmonton Total	Sales	558	572	583	5,518	5,545	5,767
	Average	432,124	440,219	440,328	435,537	448,488	451,177
	Median	386,000	398,995	400,000	395,000	402,000	407,000
Condominiums							
Northwest	Sales	6	9	9	82	87	87
	Average	235,397	242,042	320,300	268,916	245,763	263,869
	Median	254,250	244,500	309,903	267,950	244,500	254,000
North Central	Sales	53	32	53	419	430	453
	Average	195,833	218,604	213,389	198,041	205,873	217,744
	Median	183,900	200,500	212,500	190,000	195,000	212,000
Northeast	Sales	32	16	16	222	186	222
	Average	175,616	175,844	195,813	161,433	166,737	178,951
	Median	160,250	166,500	187,500	158,000	165,000	175,000
Central	Sales	49	55	50	475	519	541
	Average	223,806	286,140	292,361	248,276	275,931	289,474
	Median	224,000	260,000	280,000	229,500	253,750	280,000
West	Sales	38	23	33	263	266	291
	Average	179,652	180,322	194,353	198,473	215,899	222,731
	Median	156,500	180,000	170,000	182,500	192,500	201,900
Southwest	Sales	44	39	58	498	479	547
	Average	275,011	283,192	294,365	250,980	274,053	282,508
	Median	224,000	239,000	265,000	229,375	255,000	267,500
Southeast	Sales	47	28	32	362	412	380
	Average	203,307	209,539	215,557	207,617	221,800	228,573
	Median	185,000	197,500	204,500	197,250	215,000	220,000
Anthony Henday	Sales	39	42	48	399	427	424
	Average	234,483	252,683	268,568	236,581	256,006	266,368
	Median	233,435	243,000	259,000	229,000	245,000	255,000
City of Edmonton Total	Sales	308	244	299	2,720	2,806	2,945
	Average	214,303	243,429	251,570	222,625	240,030	250,279
	Median	198,500	223,000	224,000	206,000	219,186	228,000

n/a = insufficient data

September 2019

	2019	2018	2017	2016	2015
Edmonton City Monthly					
New Listings	2,081	2,001	2,180	2,151	2,103
Sales	991	940	1,012	1,103	1,227
Sales Volume	350,684,653	358,488,277	379,422,487	418,732,676	455,965,657
Edmonton City Year to Date					
New Listings	20,140	22,025	20,799	19,987	20,358
Sales	9,448	9,556	9,984	10,028	10,796
Sales Volume	3,430,742,323	3,599,190,832	3,799,950,777	3,799,811,331	4,050,735,236
Edmonton City Month End Active Inventory					
Residential	6,262	6,824	6,366	5,574	5,345
Commercial	406	406	320	313	277
TOTAL	6,668	7,230	6,686	5,887	5,622
<hr/>					
Edmonton CMA Monthly					
New Listings	3,066	2,964	3,226	3,131	3,213
Sales	1,510	1,424	1,530	1,639	1,779
Sales Volume	551,998,521	555,436,473	586,281,704	634,911,597	680,201,977
Edmonton CMA Year to Date					
New Listings	30,421	33,130	31,151	30,357	31,124
Sales	14,283	14,531	14,989	15,079	16,273
Sales Volume	5,327,887,061	5,591,335,865	5,828,903,561	5,847,756,823	6,337,670,731
Edmonton CMA Month End Active Inventory					
Residential	8,514	9,431	8,744	7,741	7,446
Rural	1,312	1,306	1,196	1,137	1,250
Commercial	717	682	573	569	611
TOTAL	10,543	11,419	10,513	9,447	9,307
<hr/>					
Total Board Monthly					
New Listings	3,560	3,482	3,709	3,616	3,718
Sales	1,726	1,623	1,751	1,855	2,019
Sales Volume	608,096,830	606,202,078	639,427,816	691,408,347	752,517,172
Total Board Year to Date					
New Listings	35,828	38,855	36,658	35,669	36,744
Sales	16,177	16,355	16,892	16,907	18,347
Sales Volume	5,821,888,466	6,068,587,340	6,337,245,687	6,332,516,122	6,915,162,022

September 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Barrhead	Sales	3	5	4	41	44	57
	Sales Volume	n/a	1,088,000	n/a	9,741,600	9,729,500	13,387,515
	Average Price	n/a	217,600	n/a	237,600	221,125	234,869
	Median Price	n/a	243,000	n/a	215,000	210,000	227,500
Beaumont	Sales	31	26	29	265	301	289
	Sales Volume	11,836,900	11,608,712	13,320,650	110,270,725	133,619,417	126,506,713
	Average Price	381,835	446,489	459,333	416,116	443,918	437,739
	Median Price	372,500	460,000	482,000	415,000	437,500	435,000
Bonnyville	Sales	3	5	8	48	65	61
	Sales Volume	n/a	1,311,500	1,962,500	10,518,000	17,819,133	16,688,650
	Average Price	n/a	262,300	245,313	219,125	274,141	273,584
	Median Price	n/a	247,000	273,750	197,000	283,500	297,500
Cold Lake	Sales	18	16	17	213	196	198
	Sales Volume	5,805,436	4,696,820	5,016,900	60,297,106	56,177,719	64,305,395
	Average Price	322,524	293,551	295,112	283,085	286,621	324,775
	Median Price	301,625	306,685	293,000	292,000	300,000	319,000
Devon	Sales	9	6	7	70	78	69
	Sales Volume	2,379,100	1,834,000	2,223,667	21,069,200	24,168,881	23,030,316
	Average Price	264,344	305,667	317,667	300,989	309,857	333,773
	Median Price	260,000	310,000	312,000	304,600	314,000	325,000
Drayton Valley	Sales	13	2	13	88	52	96
	Sales Volume	2,795,400	n/a	3,225,362	19,510,900	11,832,045	24,767,312
	Average Price	215,031	n/a	248,105	221,715	227,539	257,993
	Median Price	220,000	n/a	274,000	235,000	239,000	271,950
Fort Saskatchewan	SFD Sales	21	15	25	241	224	246
	SFD Average Price	365,558	397,267	369,550	394,895	415,578	416,299
	SFD Median Price	386,000	380,000	368,000	385,000	397,250	400,750
	Condo Sales	5	5	5	50	41	49
	Condo Average Price	258,400	219,000	237,600	243,221	225,936	248,205
	Condo Median Price	213,500	215,000	217,000	228,875	215,000	230,000
	Total Sales Volume	11,130,774	9,235,500	15,037,250	132,756,214	129,452,019	149,343,708
Gibbons	Sales	2	2	5	50	37	56
	Sales Volume	n/a	n/a	1,598,000	13,784,600	10,381,650	17,249,500
	Average Price	n/a	n/a	319,600	275,692	280,585	308,027
	Median Price	n/a	n/a	276,000	273,500	275,000	287,750
Leduc	SFD Sales	43	38	28	321	320	267
	SFD Average Price	353,573	375,809	376,446	369,878	369,757	379,666
	SFD Median Price	351,500	337,750	349,750	350,000	350,875	375,000
	Condo Sales	9	4	9	62	49	47
	Condo Average Price	181,072	n/a	191,712	211,660	227,930	233,069
	Condo Median Price	186,000	n/a	192,500	196,500	210,000	217,000
	Total Sales Volume	19,645,800	16,678,800	14,625,904	156,100,454	150,614,614	130,152,813

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.

September 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Morinville	Sales	6	12	20	134	166	161
	Sales Volume	1,861,500	3,722,400	6,533,500	40,830,369	52,891,268	52,757,140
	Average Price	310,250	310,200	326,675	304,704	318,622	327,684
	Median Price	298,750	304,000	317,125	303,250	325,500	330,000
Sherwood Park	SFD Sales	66	70	59	629	649	636
	SFD Average Price	429,621	419,332	458,186	450,232	445,502	458,671
	SFD Median Price	403,750	413,500	431,750	420,000	423,500	435,000
	Condo Sales	21	13	14	175	183	168
	Condo Average Price	306,658	249,031	310,217	291,902	284,038	306,401
	Condo Median Price	287,000	228,000	291,500	279,900	278,000	297,500
	Total Sales Volume	36,369,410	35,968,050	34,856,499	355,821,790	366,144,557	368,949,020
Spruce Grove	SFD Sales	32	31	32	304	310	345
	SFD Average Price	362,505	363,881	382,976	389,803	391,682	394,344
	SFD Median Price	347,500	352,000	372,500	370,000	380,000	384,900
	Condo Sales	5	5	6	49	58	62
	Condo Average Price	175,200	165,300	255,917	228,529	216,768	233,143
	Condo Median Price	185,000	157,000	216,000	210,000	208,250	218,000
	Total Sales Volume	16,240,444	14,524,300	17,565,724	164,797,886	168,466,868	183,160,375
St. Albert	SFD Sales	49	57	63	604	647	609
	SFD Average Price	525,289	495,569	461,203	470,616	480,277	471,757
	SFD Median Price	448,000	435,700	435,000	429,950	441,500	435,000
	Condo Sales	15	20	15	168	196	174
	Condo Average Price	206,273	254,248	331,431	252,280	270,447	281,076
	Condo Median Price	200,000	242,375	305,000	241,500	247,500	262,500
	Total Sales Volume	31,550,173	34,955,807	35,925,754	345,057,269	377,936,977	350,337,620
St. Paul	Sales	8	9	11	73	83	77
	Sales Volume	1,865,900	1,940,400	2,445,900	15,740,742	20,611,700	20,353,100
	Average Price	233,238	215,600	222,355	215,627	248,334	264,326
	Median Price	220,500	222,500	256,500	225,000	258,000	274,000
Stony Plain	Sales	31	30	38	246	226	293
	Sales Volume	8,778,500	10,246,750	12,197,650	75,236,193	73,512,180	97,152,574
	Average Price	283,177	341,558	320,991	305,838	325,275	331,579
	Median Price	265,000	315,500	307,500	309,000	325,000	328,600
Vegreville	Sales	5	4	7	44	42	53
	Sales Volume	749,000	n/a	1,565,000	7,962,900	8,375,000	11,515,400
	Average Price	149,800	n/a	223,571	180,975	199,405	217,272
	Median Price	189,000	n/a	230,000	169,750	199,500	230,000
Westlock	Sales	6	7	5	51	52	50
	Sales Volume	1,203,500	1,519,300	1,055,500	11,753,800	10,485,250	9,866,750
	Average Price	200,583	217,043	211,100	230,467	201,639	197,335
	Median Price	187,500	239,000	199,500	220,000	205,000	207,000
Wetaskiwin	Sales	17	12	10	127	125	113
	Sales Volume	3,952,500	2,450,500	1,958,000	25,986,671	28,114,325	25,994,250
	Average Price	232,500	204,208	195,800	204,619	224,915	230,038
	Median Price	221,000	206,000	184,000	208,000	220,000	225,000

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.

September 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Rural¹ Sales by County							
Athabasca County	Sales	4	5	5	37	31	33
	Sales Volume	n/a	1,659,000	909,000	9,817,900	7,507,300	8,184,476
Bonnyville M.D.	Sales	17	8	11	106	88	94
	Sales Volume	4,354,500	2,544,000	3,788,000	32,169,590	33,321,448	35,799,890
Lac la Biche County	Sales	1	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	14	17	10	120	136	140
	Sales Volume	8,687,500	10,077,249	5,397,900	63,318,700	64,594,437	68,414,880
Parkland County	Sales	43	34	38	301	335	377
	Sales Volume	20,788,050	16,002,900	17,396,000	139,101,145	157,866,497	181,881,767
Smoky Lake County	Sales	2	3	1	22	23	11
	Sales Volume	n/a	n/a	n/a	6,097,927	4,309,800	1,696,500
St. Paul County	Sales	2	9	8	57	75	68
	Sales Volume	n/a	1,847,000	1,165,500	12,620,450	12,455,150	12,653,900
Strathcona County	Sales	25	21	20	226	228	215
	Sales Volume	14,469,275	12,310,900	12,093,750	135,282,947	134,929,070	133,011,217
Sturgeon County	Sales	20	12	19	134	113	148
	Sales Volume	13,068,500	6,015,550	12,094,008	77,394,475	66,402,400	85,266,558
Thorhild County	Sales	2	4	6	20	22	29
	Sales Volume	n/a	n/a	1,350,150	5,412,640	5,860,800	7,153,983
Two Hills County	Sales	1	0	3	7	13	15
	Sales Volume	n/a	n/a	n/a	2,010,000	2,679,400	4,759,300
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.

September 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	1	0	0	7	2	8
	Sales Volume	n/a	n/a	n/a	2,069,500	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	1	1	0	3	3	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	1	1	5	3	3
	Sales Volume	n/a	n/a	n/a	2,746,500	n/a	n/a
Smoky Lake County	Sales	0	0	0	1	2	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	1	0	1	10	5	4
	Sales Volume	n/a	n/a	n/a	2,851,260	1,327,236	n/a
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	0	1	0	2	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	1	0	0	2	1	0
	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.