

Media Release

Residential Unit Sales up 35.55% compared to September 2019.

Edmonton, October 2, 2020: Total residential unit sales in the Edmonton Census Metropolitan Area (CMA) real estate market for September 2020 increased 35.55% compared to September 2019 and decreased 0.21% from August 2020. The number of new residential listings is up year over year, increasing 10.37% from September 2019. New residential listings are up month over month, increasing 5.90% from August 2020. Overall inventory in the Edmonton CMA fell 15.15% from September of last year and decreased 4.04% from August 2020.

For the month of September, single family home unit sales are up 42.79% from September 2019 and stayed the same as August 2020 at 1,188. Condo unit sales increased 7.26% from September 2019 and decreased 2.21% from August 2020.

All residential average prices are up to \$376,571, a 7.14% increase from September 2019, and up 0.54% from August 2020. Single family homes sold for an average of \$440,020, a 4.73% year-over-year increase from September 2019, and a 0.11% increase from August 2020. Condominiums sold for an average of \$232,237, a 6.74% increase year-over-year, and prices are up 1.34% compared to August 2020. Duplex prices dropped 0.89% from September 2019, selling at \$340,519, which was a 0.58% decrease from August 2020.

“The Edmonton market prices have seen an increase in year-over-year unit sales, compared to a slight decrease in month to month sales,” says REALTORS® Association of Edmonton Chair Jennifer Lucas. “There have also been more sales of single-family homes, condos and duplexes compared to September of last year, while we’ve seen stable or decreasing month over month sales in all markets, which is typical for this time of year. Single family home pricing increased 4.73%, duplexes are down 0.89%, and condos are up 6.74% year-over-year.”

Single family homes averaged 47 days on the market, a twelve-day decrease from last year. Condos decreased to an average of 65 days on the market while duplexes averaged 52 days on market, a fifteen-day decrease compared to September 2019. Overall, all residential listings averaged 53 days on market, decreasing by 10 days on market year-over-year and one day compared to the previous month.

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MLS® System Activity 2020	September 2020	M/M % Change	Y/Y % Change
(for all-residential sales in Edmonton CMA ¹)			
SFD ² average ³ selling price – month	\$440,020	0.11%	4.79%
SFD median ⁴ selling price – month	\$400,000	-2.44%	4.79%
Condominium average selling price	\$232,327	1.34%	6.74%
Condominium median selling price	\$218,000	1.40%	9.00%
All-residential ⁵ average selling price	\$376,571	0.54%	7.14%
All-residential median selling price	\$353,000	-0.62%	7.56%
# residential listings this month	2,981	5.90%	10.37%
# residential sales this month	1,872	-0.21%	35.55%
# residential inventory at month end	7,248	-4.04%	-15.15%
# Total ⁶ MLS® System sales this month	2,386	0.00%	39.04%
\$ Value Total residential sales this month	\$736,447,527	0.30%	44.80%
\$ Value of total MLS® System sales – month	\$880,354,871	-0.09%	46.05%
\$ Value of total MLS® System sales - YTD	\$5,887,591,108	17.49%	1.28%

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
September 2020**

	2020	2019	2018	2017	2016
Single Family Detached					
New Listings / YTD	1,704 / 13,954	1,590 / 15,997	1,620 / 17,298	1,700 / 15,689	1,584 / 15,503
Sales / YTD	1,188 / 8,118	832 / 8,307	860 / 8,481	870 / 8,648	980 / 8,770
Sales to New Listings Ratio / YTD	70% / 58%	52% / 52%	53% / 49%	51% / 55%	62% / 57%
Sales Volume	522,743,469	349,346,118	369,529,538	376,299,723	424,400,821
Sales Volume YTD	3,462,320,107	3,544,190,346	3,704,686,273	3,813,216,193	3,832,881,598
Average Sale Price	440,020	419,887	429,686	432,528	433,062
Average Sale Price YTD	426,499	426,651	436,822	440,936	437,045
Median Sale Price	400,000	381,700	393,250	400,000	402,500
Median Sale Price YTD	393,000	392,500	400,000	405,000	406,000
Average Days on Market / YTD	47 / 54	59 / 58	60 / 53	53 / 50	53 / 51
Median Days on Market / YTD	29 / 35	41 / 41	46 / 38	40 / 34	40 / 37
Average Days on Market (Cum.) / YTD	72 / 85	89 / 91	89 / 80	75 / 71	77 / 75
Median Days on Market (Cum.) / YTD	38 / 47	60 / 56	70 / 49	53 / 42	52 / 48
Condominium					
New Listings / YTD	898 / 7,387	740 / 7,576	754 / 8,952	873 / 9,272	924 / 8,656
Sales / YTD	399 / 2,895	372 / 3,297	295 / 3,408	365 / 3,548	365 / 3,607
Sales to New Listings Ratio / YTD	44% / 39%	50% / 44%	39% / 38%	42% / 38%	40% / 42%
Sales Volume	92,698,296	80,971,142	71,203,280	92,701,615	92,538,963
Sales Volume YTD	639,808,040	749,632,322	827,841,609	898,108,922	921,332,359
Average Sale Price	232,327	217,664	241,367	253,977	253,531
Average Sale Price YTD	221,005	227,368	242,911	253,131	255,429
Median Sale Price	218,000	200,000	220,000	226,000	232,000
Median Sale Price YTD	205,000	212,500	223,975	233,000	237,500
Average Days on Market / YTD	65 / 68	67 / 72	75 / 71	67 / 66	66 / 61
Median Days on Market / YTD	51 / 50	49 / 54	61 / 54	57 / 50	51 / 48
Average Days on Market (Cum.) / YTD	98 / 110	99 / 111	113 / 111	105 / 98	88 / 89
Median Days on Market (Cum.) / YTD	63 / 73	73 / 75	88 / 78	86 / 71	67 / 63
Duplex/Rowhouse					
New Listings / YTD	299 / 2,556	294 / 2,618	242 / 2,687	249 / 2,475	257 / 2,394
Sales / YTD	237 / 1,571	143 / 1,402	133 / 1,369	166 / 1,461	154 / 1,393
Sales to New Listings Ratio / YTD	79% / 61%	49% / 54%	55% / 51%	67% / 59%	60% / 58%
Sales Volume	80,702,918	49,130,374	45,915,921	57,315,665	55,667,792
Sales Volume YTD	521,369,962	470,280,733	469,061,725	510,465,722	484,398,131
Average Sale Price	340,519	343,569	345,232	345,275	361,479
Average Sale Price YTD	331,871	335,436	342,631	349,395	347,737
Median Sale Price	329,000	324,000	325,000	333,875	340,000
Median Sale Price YTD	320,000	322,500	329,000	334,000	333,400
Average Days on Market / YTD	52 / 62	67 / 69	64 / 61	61 / 62	57 / 59
Median Days on Market / YTD	36 / 45	48 / 51	56 / 47	47 / 47	44 / 45
Average Days on Market (Cum.) / YTD	82 / 94	88 / 102	83 / 81	79 / 78	74 / 76
Median Days on Market (Cum.) / YTD	45 / 60	52 / 65	72 / 57	57 / 55	48 / 54
Total Residential²					
New Listings / YTD	2,981 / 24,588	2,701 / 27,035	2,687 / 29,777	2,895 / 28,144	2,849 / 27,359
Sales / YTD	1,873 / 12,873	1,381 / 13,283	1,312 / 13,503	1,419 / 13,910	1,534 / 14,007
Sales to New Listings Ratio / YTD	63% / 52%	51% / 49%	49% / 45%	49% / 49%	54% / 51%
Sales Volume	705,317,028	485,381,732	490,974,989	529,422,760	579,131,615
Sales Volume YTD	4,667,312,293	4,806,832,799	5,049,320,118	5,269,729,746	5,284,906,312
Average Sale Price	376,571	351,471	374,219	373,096	377,530
Average Sale Price YTD	362,566	361,879	373,941	378,845	377,305
Median Sale Price	353,000	328,000	351,250	350,000	359,700
Median Sale Price YTD	346,000	345,000	352,500	356,000	359,000
Average Days on Market / YTD	53 / 60	63 / 63	64 / 59	58 / 56	57 / 55
Median Days on Market / YTD	35 / 40	44 / 46	51 / 43	46 / 40	44 / 41
Average Days on Market (Cum.) / YTD	82 / 94	93 / 98	95 / 89	84 / 80	80 / 80
Median Days on Market (Cum.) / YTD	46 / 55	62 / 61	75 / 57	60 / 50	56 / 53

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 2020**

	2020	2019	2018	2017	2016
Acres with Home					
New Listings / YTD	194 / 1,771	193 / 1,917	163 / 1,919	183 / 1,767	167 / 1,709
Sales / YTD	121 / 789	84 / 646	66 / 635	71 / 704	64 / 697
Sales to New Listings Ratio / YTD	62% / 45%	44% / 34%	40% / 33%	39% / 40%	38% / 41%
Sales Volume	69,583,598	50,482,250	39,264,799	41,405,658	38,327,416
Sales Volume YTD	453,899,930	373,931,915	368,942,370	421,830,442	401,120,811
Average Sale Price	575,071	600,979	594,921	583,178	598,866
Average Sale Price YTD	575,285	578,842	581,012	599,191	575,496
Median Sale Price	545,000	519,750	545,500	545,000	545,000
Median Sale Price YTD	530,000	521,000	534,200	565,000	548,000
Average Days on Market / YTD	79 / 82	84 / 82	82 / 78	73 / 82	80 / 77
Median Days on Market / YTD	60 / 56	65 / 61	78 / 52	57 / 55	67 / 53
Average Days on Market (Cum.) / YTD	135 / 139	136 / 128	102 / 120	119 / 121	121 / 115
Median Days on Market (Cum.) / YTD	100 / 87	84 / 76	92 / 74	78 / 71	89 / 67
Vacant Acreage and Recreational					
New Listings / YTD	69 / 519	48 / 498	31 / 542	58 / 492	44 / 533
Sales / YTD	32 / 169	15 / 123	18 / 165	15 / 166	17 / 162
Sales to New Listings Ratio / YTD	46% / 33%	31% / 25%	58% / 30%	26% / 34%	39% / 30%
Sales Volume	8,202,750	3,854,075	5,141,800	5,341,000	3,562,900
Sales Volume YTD	49,475,655	36,015,952	50,417,985	43,067,080	41,756,205
Average Sale Price	256,336	256,938	285,656	356,067	209,582
Average Sale Price YTD	292,755	292,813	305,564	259,440	257,754
Median Sale Price	231,000	271,950	249,950	235,000	185,000
Median Sale Price YTD	225,000	229,900	245,000	205,000	187,500
Average Days on Market / YTD	136 / 189	248 / 187	250 / 179	103 / 151	98 / 162
Median Days on Market / YTD	53 / 80	141 / 112	99 / 112	64 / 98	69 / 95
Average Days on Market (Cum.) / YTD	188 / 265	357 / 269	293 / 213	156 / 232	245 / 267
Median Days on Market (Cum.) / YTD	53 / 102	141 / 128	99 / 139	77 / 128	163 / 139
Recreational with Home					
New Listings / YTD	4 / 16	2 / 22	1 / 21	2 / 23	3 / 32
Sales / YTD	2 / 6	0 / 8	0 / 12	1 / 10	1 / 10
Sales to New Listings Ratio / YTD	50% / 38%	0% / 36%	0% / 57%	50% / 43%	33% / 31%
Sales Volume	510,000	0	0	235,000	675,000
Sales Volume YTD	1,591,000	2,102,500	4,432,049	3,676,900	4,714,000
Average Sale Price	255,000	0	0	235,000	675,000
Average Sale Price YTD	265,167	262,813	369,337	367,690	471,400
Median Sale Price	255,000	0	0	235,000	675,000
Median Sale Price YTD	273,000	236,750	317,500	381,500	484,500
Average Days on Market / YTD	135 / 151	0 / 70	0 / 100	120 / 85	33 / 105
Median Days on Market / YTD	135 / 144	0 / 61	0 / 100	120 / 65	33 / 81
Average Days on Market (Cum.) / YTD	505 / 705	0 / 86	0 / 218	120 / 85	33 / 161
Median Days on Market (Cum.) / YTD	505 / 429	0 / 61	0 / 113	120 / 65	33 / 115
Total Rural²					
New Listings / YTD	267 / 2,306	243 / 2,437	195 / 2,482	243 / 2,282	214 / 2,274
Sales / YTD	155 / 964	99 / 777	84 / 812	87 / 880	82 / 869
Sales to New Listings Ratio / YTD	58% / 42%	41% / 32%	43% / 33%	36% / 39%	38% / 38%
Sales Volume	78,296,348	54,336,325	44,406,599	46,981,658	42,565,316
Sales Volume YTD	504,966,585	412,050,367	423,792,404	468,574,422	447,591,016
Average Sale Price	505,138	548,852	528,650	540,019	519,089
Average Sale Price YTD	523,824	530,309	521,912	532,471	515,064
Median Sale Price	490,000	471,500	486,250	516,000	470,000
Median Sale Price YTD	484,000	490,000	475,000	510,000	499,999
Average Days on Market / YTD	92 / 101	109 / 99	118 / 99	79 / 95	84 / 93
Median Days on Market / YTD	55 / 60	67 / 63	85 / 62	58 / 57	67 / 59
Average Days on Market (Cum.) / YTD	151 / 165	170 / 150	143 / 141	125 / 142	145 / 144
Median Days on Market (Cum.) / YTD	87 / 89	93 / 82	93 / 86	78 / 77	89 / 76

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 2020

	2020	2019	2018	2017	2016
Land					
New Listings / YTD	12 / 112	13 / 143	20 / 132	18 / 124	14 / 98
Sales / YTD	2 / 18	1 / 27	4 / 21	2 / 16	1 / 19
Sales to New Listings Ratio / YTD	17% / 16%	8% / 19%	20% / 16%	11% / 13%	7% / 19%
Sales Volume	1,667,000	1,040,550	3,123,000	5,633,000	1,350,000
Sales Volume YTD	13,018,000	18,623,849	16,599,076	18,927,700	21,358,750
Average Sale Price	833,500	1,040,550	780,750	2,816,500	1,350,000
Average Sale Price YTD	723,222	689,772	790,432	1,182,981	1,124,145
Median Sale Price	833,500	1,040,550	765,000	2,816,500	1,350,000
Median Sale Price YTD	465,000	599,283	475,000	880,000	590,000
Average Days on Market / YTD	66 / 290	119 / 302	293 / 262	395 / 197	48 / 229
Median Days on Market / YTD	66 / 205	119 / 178	247 / 140	395 / 124	48 / 174
Average Days on Market (Cum.) / YTD	94 / 293	119 / 310	293 / 292	395 / 289	48 / 229
Median Days on Market (Cum.) / YTD	94 / 205	119 / 188	247 / 218	395 / 147	48 / 174
Investment					
New Listings / YTD	27 / 221	16 / 220	18 / 277	17 / 179	24 / 231
Sales / YTD	8 / 46	5 / 55	9 / 72	5 / 64	11 / 71
Sales to New Listings Ratio / YTD	30% / 21%	31% / 25%	50% / 26%	29% / 36%	46% / 31%
Sales Volume	3,259,205	2,933,200	11,718,820	2,240,312	8,858,600
Sales Volume YTD	30,362,041	52,453,650	62,911,147	40,399,552	53,378,553
Average Sale Price	407,401	586,640	1,302,091	448,062	805,327
Average Sale Price YTD	660,044	953,703	873,766	631,243	751,811
Median Sale Price	352,500	316,200	937,500	420,000	640,000
Median Sale Price YTD	387,014	540,000	523,900	439,500	414,000
Average Days on Market / YTD	136 / 150	101 / 190	219 / 181	129 / 157	178 / 163
Median Days on Market / YTD	116 / 119	83 / 115	167 / 130	108 / 129	185 / 126
Average Days on Market (Cum.) / YTD	205 / 202	101 / 217	219 / 210	129 / 188	189 / 191
Median Days on Market (Cum.) / YTD	145 / 138	83 / 143	167 / 143	108 / 173	185 / 148
Multi Family					
New Listings / YTD	20 / 68	7 / 71	2 / 60	3 / 40	3 / 45
Sales / YTD	1 / 11	2 / 14	3 / 17	0 / 12	2 / 16
Sales to New Listings Ratio / YTD	5% / 16%	29% / 20%	150% / 28%	0% / 30%	67% / 36%
Sales Volume	1,605,000	1,638,250	3,410,000	0	1,465,000
Sales Volume YTD	141,552,200	14,063,250	17,321,100	14,960,000	22,358,000
Average Sale Price	1,605,000	819,125	1,136,667	0	732,500
Average Sale Price YTD	12,868,382	1,004,518	1,018,888	1,246,667	1,397,375
Median Sale Price	1,605,000	819,125	1,080,000	0	732,500
Median Sale Price YTD	1,269,000	736,500	808,000	852,500	1,106,500
Average Days on Market / YTD	92 / 206	94 / 166	124 / 101	0 / 95	44 / 183
Median Days on Market / YTD	92 / 105	94 / 133	126 / 98	0 / 91	44 / 85
Average Days on Market (Cum.) / YTD	92 / 283	94 / 166	124 / 101	0 / 95	44 / 186
Median Days on Market (Cum.) / YTD	92 / 105	94 / 133	126 / 98	0 / 91	44 / 85
Hotel/Motel					
New Listings / YTD	0 / 2	0 / 0	0 / 6	0 / 4	0 / 1
Sales / YTD	0 / 0	0 / 0	0 / 1	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 17%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	5,650,000	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	5,650,000	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	5,650,000	0	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 81	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 81	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 81	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 81	0 / 0	0 / 0

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

5 Year Commercial Activity (Part 2)

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Edmonton CMA¹

September 2020

	2020	2019	2018	2017	2016
Business					
New Listings / YTD	14 / 139	22 / 258	12 / 204	13 / 186	7 / 159
Sales / YTD	2 / 33	4 / 35	3 / 38	6 / 39	2 / 35
Sales to New Listings Ratio / YTD	14% / 24%	18% / 14%	25% / 19%	46% / 21%	29% / 22%
Sales Volume	432,000	702,500	364,000	869,500	705,000
Sales Volume YTD	6,232,800	8,508,650	7,732,800	5,747,389	8,110,388
Average Sale Price	216,000	175,625	121,333	144,917	352,500
Average Sale Price YTD	188,873	243,104	203,495	147,369	231,725
Median Sale Price	216,000	142,500	120,000	104,750	352,500
Median Sale Price YTD	95,000	138,000	111,000	110,000	135,000
Average Days on Market / YTD	72 / 126	100 / 165	129 / 142	132 / 140	133 / 161
Median Days on Market / YTD	72 / 102	116 / 127	104 / 136	98 / 109	133 / 126
Average Days on Market (Cum.) / YTD	439 / 174	197 / 184	129 / 148	132 / 161	133 / 168
Median Days on Market (Cum.) / YTD	439 / 134	135 / 136	104 / 148	98 / 112	133 / 137
Lease					
New Listings / YTD	19 / 205	24 / 211	24 / 205	19 / 201	20 / 211
Sales / YTD	6 / 44	8 / 70	9 / 67	11 / 66	7 / 56
Sales to New Listings Ratio / YTD	32% / 21%	33% / 33%	38% / 33%	58% / 33%	35% / 27%
Sales Volume	1,441,042	658,964	1,439,065	1,134,474	836,066
Sales Volume YTD	12,484,721	6,301,756	8,009,220	8,564,752	8,078,804
Average Sale Price	240,174	82,371	159,896	103,134	119,438
Average Sale Price YTD	283,744	90,025	119,541	129,769	144,264
Median Sale Price	117,956	49,510	150,075	67,869	54,000
Median Sale Price YTD	129,186	60,551	86,900	72,720	85,440
Average Days on Market / YTD	170 / 186	110 / 147	171 / 159	218 / 194	101 / 132
Median Days on Market / YTD	151 / 156	97 / 101	190 / 116	186 / 128	99 / 91
Average Days on Market (Cum.) / YTD	201 / 190	133 / 149	171 / 175	266 / 205	316 / 159
Median Days on Market (Cum.) / YTD	192 / 163	100 / 102	190 / 116	200 / 157	99 / 91
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 2	0 / 6
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	2,000,000	1,975,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	1,000,000	329,167
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	1,000,000	280,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 648	0 / 359
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 648	0 / 376
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 648	0 / 359
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 648	0 / 376
Total Commercial²					
New Listings / YTD	92 / 751	83 / 907	75 / 884	70 / 733	68 / 746
Sales / YTD	19 / 152	20 / 202	28 / 216	24 / 199	23 / 203
Sales to New Listings Ratio / YTD	21% / 20%	24% / 22%	37% / 24%	34% / 27%	34% / 27%
Sales Volume	8,404,247	6,973,464	20,054,885	9,877,286	13,214,666
Sales Volume YTD	203,649,762	101,231,155	118,223,343	90,599,393	115,259,495
Average Sale Price	442,329	348,673	716,246	411,554	574,551
Average Sale Price YTD	1,339,801	501,144	547,330	455,273	567,781
Median Sale Price	305,000	200,000	289,459	98,250	350,000
Median Sale Price YTD	276,000	262,500	278,037	249,400	306,000
Average Days on Market / YTD	130 / 176	104 / 184	194 / 168	193 / 171	134 / 168
Median Days on Market / YTD	110 / 126	100 / 120	158 / 123	133 / 119	100 / 122
Average Days on Market (Cum.) / YTD	211 / 209	133 / 196	194 / 187	215 / 199	204 / 187
Median Days on Market (Cum.) / YTD	121 / 148	116 / 125	158 / 128	155 / 145	100 / 126

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 2020

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2016	January	6,015 (703)	875 (32)	530 (10)	4,229 (532)	263 (6)
	February	7,017 (983)	956 (51)	553 (21)	4,901 (728)	284 (14)
	March	7,697 (1,549)	1,064 (75)	557 (28)	5,338 (1,090)	304 (10)
	April	8,230 (1,713)	1,162 (111)	566 (28)	5,667 (1,228)	295 (15)
	May	8,350 (2,063)	1,127 (145)	591 (20)	5,832 (1,411)	318 (9)
	June	8,211 (2,032)	1,157 (152)	591 (21)	5,780 (1,420)	322 (12)
	July	8,158 (1,730)	1,173 (109)	580 (25)	5,734 (1,218)	314 (17)
	August	7,893 (1,700)	1,166 (112)	578 (27)	5,582 (1,198)	312 (17)
	September	7,768 (1,534)	1,137 (82)	569 (23)	5,593 (1,091)	313 (12)
	October	7,224 (1,462)	1,002 (97)	555 (24)	5,196 (1,065)	309 (12)
	November	6,756 (1,120)	936 (64)	554 (21)	4,910 (793)	318 (12)
	December	5,469 (810)	794 (49)	495 (16)	3,920 (615)	285 (11)
2017	January	5,847 (837)	784 (54)	521 (15)	4,187 (600)	294 (9)
	February	6,389 (1,185)	843 (50)	537 (22)	4,547 (867)	297 (19)
	March	7,141 (1,558)	907 (115)	566 (28)	5,063 (1,123)	307 (17)
	April	7,964 (1,578)	1,049 (81)	589 (22)	5,627 (1,126)	305 (20)
	May	8,833 (1,964)	1,190 (121)	589 (31)	6,277 (1,344)	300 (20)
	June	9,044 (1,994)	1,219 (137)	580 (24)	6,456 (1,416)	307 (10)
	July	9,203 (1,740)	1,251 (122)	575 (23)	6,621 (1,223)	304 (19)
	August	9,071 (1,635)	1,251 (113)	593 (10)	6,556 (1,152)	320 (7)
	September	8,752 (1,419)	1,198 (87)	573 (24)	6,372 (1,000)	320 (12)
	October	8,100 (1,420)	1,053 (95)	575 (19)	5,861 (1,033)	322 (11)
	November	7,376 (1,247)	963 (56)	601 (17)	5,334 (936)	341 (10)
	December	6,053 (962)	820 (51)	551 (17)	4,337 (697)	311 (14)
2018	January	6,506 (940)	849 (50)	575 (18)	4,613 (670)	335 (10)
	February	7,126 (1,108)	919 (50)	634 (22)	5,044 (770)	366 (16)
	March	8,354 (1,380)	1,045 (66)	672 (27)	5,851 (988)	386 (20)
	April	9,202 (1,657)	1,124 (91)	684 (26)	6,461 (1,129)	399 (16)
	May	10,317 (1,904)	1,371 (106)	716 (21)	7,315 (1,310)	422 (14)
	June	10,684 (1,801)	1,508 (120)	728 (19)	7,689 (1,255)	436 (8)
	July	10,543 (1,723)	1,529 (121)	721 (28)	7,623 (1,217)	432 (20)
	August	10,068 (1,678)	1,452 (124)	705 (27)	7,311 (1,152)	418 (21)
	September	9,447 (1,312)	1,307 (84)	681 (28)	6,838 (922)	405 (18)
	October	8,742 (1,234)	1,189 (89)	676 (33)	6,316 (853)	396 (23)
	November	8,095 (1,105)	1,054 (70)	684 (14)	5,835 (796)	401 (8)
	December	6,707 (769)	887 (35)	594 (24)	4,780 (566)	338 (15)
2019	January	7,102 (795)	909 (41)	651 (22)	5,021 (575)	374 (16)
	February	7,456 (976)	951 (43)	679 (18)	5,262 (710)	385 (10)
	March	8,298 (1,197)	1,082 (70)	727 (15)	5,818 (849)	418 (11)
	April	9,015 (1,679)	1,234 (81)	728 (29)	6,384 (1,148)	429 (19)
	May	9,550 (1,978)	1,347 (102)	784 (27)	6,859 (1,361)	457 (17)
	June	9,459 (1,804)	1,419 (116)	742 (24)	6,837 (1,259)	424 (15)
	July	9,128 (1,907)	1,448 (113)	749 (25)	6,643 (1,327)	434 (15)
	August	8,844 (1,566)	1,408 (112)	730 (22)	6,462 (1,104)	412 (11)
	September	8,542 (1,381)	1,319 (99)	716 (20)	6,279 (972)	406 (15)
	October	7,948 (1,325)	1,135 (90)	691 (29)	5,853 (941)	397 (15)
	November	7,303 (1,100)	1,016 (58)	722 (13)	5,380 (807)	431 (8)
	December	6,050 (843)	868 (44)	646 (16)	4,387 (600)	383 (10)
2020	January	6,329 (796)	898 (47)	662 (13)	4,565 (580)	389 (9)
	February	6,860 (1,053)	972 (63)	662 (27)	4,951 (743)	395 (15)
	March	7,279 (1,163)	1,015 (67)	663 (19)	5,252 (810)	399 (11)
	April	7,258 (746)	1,054 (43)	650 (7)	5,245 (514)	382 (6)
	May	7,771 (1,156)	1,155 (77)	659 (7)	5,631 (778)	391 (6)
	June	8,008 (2,046)	1,201 (142)	672 (28)	5,906 (1,365)	399 (16)
	July	8,037 (2,164)	1,182 (204)	694 (14)	5,947 (1,512)	407 (11)
	August	7,815 (1,876)	1,165 (166)	673 (18)	5,873 (1,264)	397 (13)
	September	7,248 (1,873)	1,070 (155)	674 (19)	5,471 (1,300)	397 (9)

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

² Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

³ Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

⁴ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

September 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Single Family Detached							
Northwest	Sales	48	41	35	314	364	336
	Average	414,525	390,434	391,136	431,848	425,371	439,038
	Median	365,000	336,000	339,900	388,500	390,000	383,000
North Central	Sales	167	125	109	1,126	1,133	1,138
	Average	386,722	353,547	378,777	372,664	362,878	377,010
	Median	372,000	360,000	371,000	362,875	356,500	367,700
Northeast	Sales	48	38	32	315	312	321
	Average	353,081	297,607	306,402	319,109	321,816	319,317
	Median	305,000	296,300	312,500	300,000	306,750	299,000
Central	Sales	26	19	27	197	197	221
	Average	288,504	242,000	279,631	280,269	248,225	294,506
	Median	254,750	212,500	280,000	256,500	230,500	275,000
West	Sales	75	51	57	508	527	580
	Average	580,243	583,882	499,872	514,644	506,095	529,359
	Median	415,000	433,400	430,000	410,000	412,000	435,750
Southwest	Sales	99	71	92	707	813	828
	Average	540,014	609,712	580,883	535,353	568,684	575,663
	Median	468,000	476,250	491,500	476,500	482,500	510,000
Southeast	Sales	152	114	119	951	994	1,062
	Average	396,088	389,981	406,052	400,250	394,331	405,626
	Median	375,000	364,500	368,000	367,000	370,000	375,000
Anthony Henday	Sales	181	96	101	1,167	1,174	1,059
	Average	498,759	477,072	487,324	493,014	481,233	498,841
	Median	443,000	446,200	445,000	437,500	445,000	452,000
City of Edmonton Total	Sales	796	555	572	5,284	5,514	5,545
	Average	447,725	431,410	440,219	436,547	435,486	448,488
	Median	398,000	386,000	398,995	394,000	395,000	402,000
Condominiums							
Northwest	Sales	13	6	9	89	82	87
	Average	196,685	235,397	242,042	232,662	268,916	245,763
	Median	223,500	254,250	244,500	243,500	267,950	244,500
North Central	Sales	44	53	32	388	419	430
	Average	213,812	195,833	218,604	197,659	198,041	205,873
	Median	221,500	183,900	200,500	195,000	190,000	195,000
Northeast	Sales	12	31	16	176	221	186
	Average	144,583	175,639	175,844	147,427	161,372	166,737
	Median	157,250	158,500	166,500	154,050	158,000	165,000
Central	Sales	49	49	55	381	473	519
	Average	233,948	223,806	286,140	233,565	247,305	275,931
	Median	205,000	224,000	260,000	220,000	228,500	253,750
West	Sales	25	38	23	216	263	266
	Average	201,548	179,652	180,322	190,562	198,473	215,899
	Median	187,000	156,500	180,000	170,000	182,500	192,500
Southwest	Sales	65	44	39	411	498	479
	Average	256,493	274,693	283,192	240,962	250,952	274,053
	Median	261,000	224,000	239,000	229,000	229,375	255,000
Southeast	Sales	39	47	28	285	362	412
	Average	219,569	203,307	209,539	197,106	207,617	221,800
	Median	210,000	185,000	197,500	180,500	197,250	215,000
Anthony Henday	Sales	66	39	42	409	398	427
	Average	236,464	234,483	252,683	238,505	236,501	256,006
	Median	208,750	233,435	243,000	235,000	228,750	245,000
City of Edmonton Total	Sales	313	307	244	2,355	2,716	2,806
	Average	226,976	214,386	243,429	214,970	222,432	240,030
	Median	212,500	199,000	223,000	198,500	205,750	219,186

n/a = insufficient data

September 2020

	2020	2019	2018	2017	2016
Edmonton City Monthly					
New Listings	2,236	2,051	1,997	2,166	2,156
Sales	1,309	987	940	1,012	1,103
Sales Volume	494,796,814	348,851,253	358,488,277	379,422,487	418,732,676
Edmonton City Year to Date					
New Listings	18,372	20,106	22,037	20,803	20,002
Sales	8,962	9,434	9,556	9,984	10,028
Sales Volume	3,388,973,702	3,426,745,611	3,599,190,832	3,799,950,777	3,799,811,331
Edmonton City Month End Active Inventory					
Residential	5,471	6,279	6,838	6,372	5,593
Commercial	397	406	405	320	313
TOTAL	5,868	6,685	7,243	6,692	5,906
<hr/>					
Edmonton CMA Monthly					
New Listings	3,340	3,027	2,957	3,208	3,131
Sales	2,047	1,500	1,424	1,530	1,639
Sales Volume	792,017,623	546,691,521	555,436,473	586,281,704	634,911,597
Edmonton CMA Year to Date					
New Listings	27,645	30,379	33,143	31,159	30,379
Sales	13,989	14,262	14,531	14,989	15,079
Sales Volume	5,375,928,640	5,320,114,321	5,591,335,865	5,828,903,561	5,847,756,823
Edmonton CMA Month End Active Inventory					
Residential	7,248	8,542	9,447	8,752	7,768
Rural	1,070	1,319	1,307	1,198	1,137
Commercial	674	716	681	573	569
TOTAL	8,992	10,577	11,435	10,523	9,474
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Total Board Monthly					
New Listings	3,839	3,524	3,468	3,693	3,615
Sales	2,386	1,716	1,623	1,751	1,855
Sales Volume	880,354,871	602,781,942	606,202,078	639,427,816	691,408,347
Total Board Year to Date					
New Listings	32,512	35,787	38,866	36,668	35,690
Sales	16,082	16,152	16,355	16,892	16,906
Sales Volume	5,887,591,108	5,813,012,338	6,068,587,340	6,337,245,687	6,332,487,122

September 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Barrhead	Sales	9	3	5	46	41	44
	Sales Volume	1,964,500	n/a	1,088,000	10,644,000	9,741,600	9,729,500
	Average Price	218,278	n/a	217,600	231,391	237,600	221,125
	Median Price	193,000	n/a	243,000	227,500	215,000	210,000
Beaumont	Sales	48	31	26	289	265	301
	Sales Volume	19,756,316	11,836,900	11,608,712	118,280,621	110,270,725	133,619,417
	Average Price	411,590	381,835	446,489	409,276	416,116	443,918
	Median Price	403,500	372,500	460,000	397,000	415,000	437,500
Bonnyville	Sales	4	3	5	57	48	65
	Sales Volume	n/a	n/a	1,311,500	12,218,350	10,518,000	17,819,133
	Average Price	n/a	n/a	262,300	214,357	219,125	274,141
	Median Price	n/a	n/a	247,000	238,500	197,000	283,500
Cold Lake	Sales	34	18	16	225	212	196
	Sales Volume	9,829,900	5,805,436	4,696,820	66,083,334	60,202,106	56,177,719
	Average Price	289,115	322,524	293,551	293,704	283,972	286,621
	Median Price	282,000	301,625	306,685	290,000	292,500	300,000
Devon	Sales	10	9	6	67	70	78
	Sales Volume	3,624,500	2,379,100	1,834,000	19,834,150	21,069,200	24,168,881
	Average Price	362,450	264,344	305,667	296,032	300,989	309,857
	Median Price	342,500	260,000	310,000	289,100	304,600	314,000
Drayton Valley	Sales	14	13	2	81	88	52
	Sales Volume	2,220,499	2,795,400	n/a	16,980,849	19,510,900	11,832,045
	Average Price	158,607	215,031	n/a	209,640	221,715	227,539
	Median Price	166,000	220,000	n/a	210,000	235,000	239,000
Fort Saskatchewan	SFD Sales	28	21	15	267	241	224
	SFD Average Price	404,520	365,558	397,267	397,008	394,895	415,578
	SFD Median Price	374,500	386,000	380,000	382,000	385,000	397,250
	Condo Sales	7	5	5	35	50	41
	Condo Average Price	252,414	258,400	219,000	249,577	243,221	225,936
	Condo Median Price	226,500	213,500	215,000	232,500	228,875	215,000
	Total Sales Volume	16,865,955	11,130,774	9,235,500	140,610,665	132,756,214	129,452,019
Gibbons	Sales	5	2	2	59	50	37
	Sales Volume	1,404,000	n/a	n/a	16,209,650	13,784,600	10,381,650
	Average Price	280,800	n/a	n/a	274,740	275,692	280,585
	Median Price	270,000	n/a	n/a	269,000	273,500	275,000
Leduc	SFD Sales	41	43	38	297	321	320
	SFD Average Price	359,683	353,573	375,809	370,225	369,878	369,757
	SFD Median Price	345,000	351,500	337,750	353,000	350,000	350,875
	Condo Sales	10	9	4	54	62	49
	Condo Average Price	212,140	181,072	n/a	216,921	211,660	227,930
	Condo Median Price	203,500	186,000	n/a	203,500	196,500	210,000
	Total Sales Volume	20,144,299	19,645,800	16,678,800	141,751,743	156,100,454	150,614,614

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 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Morinville	Sales	28	6	12	171	134	166
	Sales Volume	9,060,750	1,861,500	3,722,400	54,625,173	40,830,369	52,891,268
	Average Price	323,598	310,250	310,200	319,445	304,704	318,622
	Median Price	348,250	298,750	304,000	330,000	303,250	325,500
Sherwood Park	SFD Sales	82	66	70	627	629	649
	SFD Average Price	474,773	429,621	419,332	443,236	450,232	445,502
	SFD Median Price	443,000	403,750	413,500	423,000	420,000	423,500
	Condo Sales	30	20	13	146	174	183
	Condo Average Price	268,373	309,661	249,031	288,055	292,163	284,038
	Condo Median Price	250,500	291,000	228,000	272,000	279,900	278,000
	Total Sales Volume	49,559,881	36,122,810	35,968,050	341,857,434	355,575,190	366,144,557
Spruce Grove	SFD Sales	43	32	31	298	304	310
	SFD Average Price	374,937	362,505	363,881	383,936	389,803	391,682
	SFD Median Price	349,900	347,500	352,000	365,000	370,000	380,000
	Condo Sales	6	5	5	48	49	58
	Condo Average Price	264,483	175,200	165,300	230,452	228,529	216,768
	Condo Median Price	249,500	185,000	157,000	229,000	210,000	208,250
	Total Sales Volume	26,261,105	16,240,444	14,524,300	172,143,534	164,797,886	168,466,868
St. Albert	SFD Sales	92	49	57	601	604	647
	SFD Average Price	501,394	525,289	495,569	470,020	470,616	480,277
	SFD Median Price	446,750	448,000	435,700	433,000	429,950	441,500
	Condo Sales	22	15	20	170	168	196
	Condo Average Price	275,776	206,273	254,248	254,385	252,280	270,447
	Condo Median Price	274,500	200,000	242,375	244,750	241,500	247,500
	Total Sales Volume	56,547,213	31,550,173	34,955,807	344,406,509	345,057,269	377,936,977
St. Paul	Sales	10	8	9	59	73	83
	Sales Volume	1,413,200	1,865,900	1,940,400	11,128,950	15,740,742	20,611,700
	Average Price	141,320	233,238	215,600	188,626	215,627	248,334
	Median Price	128,450	220,500	222,500	200,000	225,000	258,000
Stony Plain	Sales	21	31	30	234	246	226
	Sales Volume	7,064,300	8,778,500	10,246,750	75,421,180	75,236,193	73,512,180
	Average Price	336,395	283,177	341,558	322,313	305,838	325,275
	Median Price	350,000	265,000	315,500	327,250	309,000	325,000
Vegreville	Sales	11	5	4	55	44	42
	Sales Volume	1,721,000	749,000	n/a	7,986,900	7,962,900	8,375,000
	Average Price	156,455	149,800	n/a	145,216	180,975	199,405
	Median Price	145,000	189,000	n/a	128,000	169,750	199,500
Westlock	Sales	8	6	7	53	51	52
	Sales Volume	1,325,000	1,203,500	1,519,300	9,583,137	11,753,800	10,485,250
	Average Price	165,625	200,583	217,043	180,814	230,467	201,639
	Median Price	122,250	187,500	239,000	180,000	220,000	205,000
Wetaskiwin	Sales	9	17	12	110	127	125
	Sales Volume	1,701,500	3,952,500	2,450,500	23,043,100	25,986,671	28,114,325
	Average Price	189,056	232,500	204,208	209,483	204,619	224,915
	Median Price	200,000	221,000	206,000	214,500	208,000	220,000

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 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Rural¹ Sales by County							
Athabasca County	Sales	11	4	5	58	37	31
	Sales Volume	2,387,500	n/a	1,659,000	12,691,800	9,817,900	7,507,300
Bonnyville M.D.	Sales	16	17	8	96	106	88
	Sales Volume	5,468,300	4,354,500	2,544,000	31,340,050	32,169,590	33,321,448
Lac la Biche County	Sales	0	1	0	0	5	4
	Sales Volume	n/a	n/a	n/a	n/a	901,500	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	34	14	17	152	120	136
	Sales Volume	17,641,000	8,687,500	10,077,249	88,205,729	63,318,700	64,594,437
Parkland County	Sales	61	40	34	381	298	335
	Sales Volume	29,906,899	18,111,050	16,002,900	176,156,854	136,424,145	157,866,497
Smoky Lake County	Sales	4	2	3	25	22	23
	Sales Volume	n/a	n/a	n/a	4,332,600	6,097,927	4,309,800
St. Paul County	Sales	8	2	9	69	56	75
	Sales Volume	1,527,000	n/a	1,847,000	9,848,700	12,370,450	12,455,150
Strathcona County	Sales	39	25	21	255	225	228
	Sales Volume	21,565,000	14,469,275	12,310,900	143,377,253	134,913,047	134,929,070
Sturgeon County	Sales	21	20	12	176	134	113
	Sales Volume	9,183,449	13,068,500	6,015,550	97,226,749	77,394,475	66,402,400
Thorhild County	Sales	5	2	4	31	19	22
	Sales Volume	863,500	n/a	n/a	7,531,280	5,087,140	5,860,800
Two Hills County	Sales	3	1	0	19	7	13
	Sales Volume	n/a	n/a	n/a	4,419,500	2,010,000	2,679,400
Vermilion River County	Sales	0	0	0	3	3	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 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	1	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	1	0	8	7	2
	Sales Volume	n/a	n/a	n/a	3,548,000	2,069,500	n/a
Lac la Biche County	Sales	0	0	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	1	1	3	3	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	0	0	1	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	0	1	3	5	3
	Sales Volume	n/a	n/a	n/a	n/a	2,746,500	n/a
Smoky Lake County	Sales	0	0	0	3	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	0	1	0	5	10	5
	Sales Volume	n/a	n/a	n/a	1,469,500	2,851,260	1,327,236
Strathcona County	Sales	0	0	0	1	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	2	0	1	2	2	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	1	1	0	1	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	1	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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