

Media Release

Residential Unit Sales Up 77.27% from last month.

Edmonton, July 3, 2020: Total residential unit sales in the Edmonton Census Metropolitan Area (CMA) real estate market for June 2020 increased 13.69% compared to June 2019 and increased 77.27% from May 2020. The number of new residential listings is up year over year, increasing 16.57% from June 2019. New residential listings are up month over month, increasing 20.22% from May 2020. Overall inventory in the Edmonton CMA fell 15.91% from June of last year but increased 2.54% from May 2020.

For the month of June, single family home unit sales are up 11.16% from June 2019 and up 71.26% from May 2020. Condo unit sales increased 11.03% from June 2019 and increased 116.36% from May 2020.

All residential average prices are down to \$360,179, a 1.54% decrease from June 2019, and up 1.76% from May 2020. Single family homes sold for an average of \$423,184, a 0.20% year-over-year decrease from June 2019, and a 2.63% increase from May 2020. Condominiums sold for an average of \$219,832, a 7.57% decrease year-over-year, and prices are up 7.57% compared to May 2020. Duplex prices dropped 2.49% from June 2019, selling at \$329,377, which was a 1.27% increase from May 2020.

“The Edmonton market prices have declined in June, however there has been a slight increase in year-over-year unit sales,” says REALTORS® Association of Edmonton Chair Jennifer Lucas. “There have also been more sales of single-family homes, condos and duplexes compared to June of last year. Single family home pricing decreased 0.20%, duplexes are down 2.49%, and condos are down 7.57% year-over-year.”

Single family homes averaged 54 days on the market, a one-day increase from last year. Condos remained stable at 66 days on the market while duplexes averaged 64 days on market, a two-day decrease compared to June 2019. Overall, all residential listings averaged 59 days on market, the same year-over-year, and decreased by seven days compared to the previous month.

Please be advised, due to the global pandemic, the REALTORS® Association of Edmonton will not be hosting a press conference for our second quarter update. We will be taking inquiries through email or by phone. Thank you for your understanding.

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Review these statistics and more at www.realtorsofedmonton.com.

MLS® System Activity 2020 (for all-residential sales in Edmonton CMA ¹)	June 2020	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$423,184	2.63%	-0.20%
SFD median ⁴ selling price – month	\$392,500	1.23%	0.64%
Condominium average selling price	\$219,832	7.57%	-7.57%
Condominium median selling price	\$207,000	9.67%	-5.91%
All-residential ⁵ average selling price	\$360,179	1.76%	-1.54%
All-residential median selling price	\$349,000	0.58%	-0.29%
# residential listings this month	3,567	20.22%	16.57%
# residential sales this month	2,051	77.27%	13.69%
# residential inventory at month end	7,952	2.54%	-15.91%
# Total ⁶ MLS® System sales this month	2,621	83.54%	18.12%
\$ Value Total residential sales this month	783,707,441	83.16%	13.94%
\$ Value of total MLS® System sales – month	916,432,990	85.12%	14.06%
\$ Value of total MLS® System sales - YTD	3,128,042,876	41.39%	-14.46%

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

³ Average 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.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
June 2020

	2020	2019	2018	2017	2016
Single Family Detached					
New Listings / YTD	2,052 / 8,865	1,856 / 10,872	2,245 / 11,738	2,061 / 10,390	1,762 / 10,559
Sales / YTD	1,305 / 4,397	1,174 / 5,271	1,161 / 5,498	1,277 / 5,682	1,287 / 5,668
Sales to New Listings Ratio / YTD	64% / 50%	63% / 48%	52% / 47%	62% / 55%	73% / 54%
Sales Volume	552,254,622	497,834,055	515,058,895	579,723,118	560,862,288
Sales Volume YTD	1,830,425,533	2,241,897,494	2,418,899,806	2,504,935,981	2,468,775,757
Average Sale Price	423,184	424,049	443,634	453,973	435,790
Average Sale Price YTD	416,290	425,327	439,960	440,855	435,564
Median Sale Price	392,500	390,000	410,000	415,000	407,000
Median Sale Price YTD	385,000	393,000	402,125	406,500	406,503
Average Days on Market / YTD	54 / 60	53 / 58	49 / 52	46 / 50	50 / 51
Median Days on Market / YTD	31 / 41	38 / 41	36 / 35	31 / 32	36 / 37
Average Days on Market (Cum.) / YTD	86 / 94	75 / 92	72 / 79	62 / 71	74 / 76
Median Days on Market (Cum.) / YTD	43 / 56	48 / 55	43 / 46	36 / 39	45 / 47
Condominium					
New Listings / YTD	1,068 / 4,723	855 / 5,132	1,120 / 6,371	1,159 / 6,362	1,043 / 5,889
Sales / YTD	463 / 1,596	417 / 2,068	438 / 2,237	486 / 2,335	519 / 2,327
Sales to New Listings Ratio / YTD	43% / 34%	49% / 40%	39% / 35%	42% / 37%	50% / 40%
Sales Volume	101,782,300	99,181,355	105,567,954	127,753,839	137,346,618
Sales Volume YTD	342,720,304	472,864,252	539,489,776	589,618,019	591,388,211
Average Sale Price	219,832	237,845	241,023	262,868	264,637
Average Sale Price YTD	214,737	228,658	241,167	252,513	254,142
Median Sale Price	207,000	220,000	230,000	246,500	245,000
Median Sale Price YTD	200,000	215,000	222,000	235,000	235,000
Average Days on Market / YTD	66 / 72	66 / 73	67 / 71	62 / 66	58 / 61
Median Days on Market / YTD	44 / 52	53 / 55	47 / 52	45 / 49	48 / 46
Average Days on Market (Cum.) / YTD	117 / 117	97 / 115	99 / 111	86 / 100	81 / 89
Median Days on Market (Cum.) / YTD	85 / 83	69 / 76	63 / 75	56 / 69	59 / 62
Duplex/Rowhouse					
New Listings / YTD	388 / 1,650	249 / 1,778	329 / 1,840	317 / 1,615	258 / 1,637
Sales / YTD	241 / 815	169 / 918	170 / 896	195 / 920	191 / 908
Sales to New Listings Ratio / YTD	62% / 49%	68% / 52%	52% / 49%	62% / 57%	74% / 55%
Sales Volume	79,379,790	57,087,497	58,545,957	68,425,785	67,252,477
Sales Volume YTD	265,928,453	304,266,509	308,405,899	321,965,331	313,491,188
Average Sale Price	329,377	337,796	344,388	350,901	352,107
Average Sale Price YTD	326,293	331,445	344,203	349,962	345,255
Median Sale Price	325,000	323,600	334,125	334,900	334,000
Median Sale Price YTD	319,700	321,575	330,000	334,900	333,350
Average Days on Market / YTD	64 / 70	66 / 71	56 / 60	61 / 64	54 / 60
Median Days on Market / YTD	43 / 54	48 / 50	46 / 43	48 / 48	40 / 47
Average Days on Market (Cum.) / YTD	87 / 106	89 / 107	72 / 81	78 / 80	74 / 77
Median Days on Market (Cum.) / YTD	59 / 75	55 / 69	55 / 55	56 / 56	49 / 55
Total Residential²					
New Listings / YTD	3,567 / 15,680	3,060 / 18,362	3,782 / 20,534	3,611 / 18,835	3,177 / 18,637
Sales / YTD	2,051 / 6,967	1,804 / 8,429	1,801 / 8,790	1,994 / 9,116	2,032 / 9,043
Sales to New Listings Ratio / YTD	57% / 44%	59% / 46%	48% / 43%	55% / 48%	64% / 49%
Sales Volume	738,727,602	659,893,957	684,469,606	786,213,112	771,930,233
Sales Volume YTD	2,461,903,791	3,045,375,992	3,300,416,066	3,452,545,583	3,401,586,455
Average Sale Price	360,179	365,795	380,050	394,289	379,887
Average Sale Price YTD	353,366	361,297	375,474	378,735	376,157
Median Sale Price	349,000	350,000	360,500	367,000	362,500
Median Sale Price YTD	340,000	345,000	354,900	357,950	359,900
Average Days on Market / YTD	59 / 65	59 / 64	55 / 58	52 / 56	53 / 54
Median Days on Market / YTD	37 / 45	43 / 46	41 / 41	37 / 38	40 / 40
Average Days on Market (Cum.) / YTD	95 / 103	83 / 100	80 / 88	70 / 81	76 / 80
Median Days on Market (Cum.) / YTD	54 / 67	53 / 61	49 / 54	44 / 48	49 / 52

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

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

**5 Year Rural Activity
Edmonton CMA¹
June 2020**

	2020	2019	2018	2017	2016
Acres with Home					
New Listings / YTD	254 / 1,152	273 / 1,322	302 / 1,359	229 / 1,181	225 / 1,176
Sales / YTD	116 / 358	96 / 370	94 / 377	114 / 437	125 / 448
Sales to New Listings Ratio / YTD	46% / 31%	35% / 28%	31% / 28%	50% / 37%	56% / 38%
Sales Volume	65,655,143	56,465,800	56,078,915	64,375,049	69,482,460
Sales Volume YTD	208,394,881	218,174,653	219,928,084	263,360,866	259,452,310
Average Sale Price	565,993	588,185	596,584	564,693	555,860
Average Sale Price YTD	582,109	589,661	583,364	602,656	579,135
Median Sale Price	506,500	517,500	553,500	506,000	540,000
Median Sale Price YTD	514,500	519,000	536,000	565,000	553,500
Average Days on Market / YTD	83 / 89	72 / 84	59 / 80	74 / 84	72 / 74
Median Days on Market / YTD	61 / 61	46 / 53	37 / 51	50 / 52	49 / 51
Average Days on Market (Cum.) / YTD	141 / 159	112 / 134	88 / 125	99 / 128	99 / 110
Median Days on Market (Cum.) / YTD	99 / 102	62 / 74	44 / 73	62 / 66	57 / 62
Vacant Acreage and Recreational					
New Listings / YTD	80 / 328	63 / 347	83 / 413	62 / 317	96 / 387
Sales / YTD	26 / 82	19 / 79	24 / 99	22 / 116	27 / 112
Sales to New Listings Ratio / YTD	33% / 25%	30% / 23%	29% / 24%	35% / 37%	28% / 29%
Sales Volume	7,652,481	4,566,400	6,241,500	5,410,000	5,494,005
Sales Volume YTD	27,422,980	23,121,750	30,506,436	28,965,725	27,378,355
Average Sale Price	294,326	240,337	260,063	245,909	203,482
Average Sale Price YTD	334,427	292,680	308,146	249,705	244,450
Median Sale Price	267,825	175,000	210,000	212,500	179,000
Median Sale Price YTD	262,825	210,000	233,000	205,000	187,500
Average Days on Market / YTD	354 / 263	117 / 170	161 / 179	186 / 159	167 / 186
Median Days on Market / YTD	134 / 93	65 / 102	111 / 131	155 / 113	64 / 108
Average Days on Market (Cum.) / YTD	512 / 350	156 / 220	214 / 220	190 / 260	321 / 292
Median Days on Market (Cum.) / YTD	170 / 150	76 / 111	196 / 151	159 / 149	76 / 174
Recreational with Home					
New Listings / YTD	5 / 12	2 / 16	3 / 17	5 / 16	5 / 22
Sales / YTD	0 / 1	1 / 4	2 / 7	1 / 5	0 / 6
Sales to New Listings Ratio / YTD	0% / 8%	50% / 25%	67% / 41%	20% / 31%	0% / 27%
Sales Volume	0	210,000	551,400	203,000	0
Sales Volume YTD	260,000	1,138,000	2,492,049	1,711,000	2,454,000
Average Sale Price	0	210,000	275,700	203,000	0
Average Sale Price YTD	260,000	284,500	356,007	342,200	409,000
Median Sale Price	0	210,000	275,700	203,000	0
Median Sale Price YTD	260,000	232,000	350,000	355,000	449,500
Average Days on Market / YTD	0 / 224	119 / 85	26 / 107	41 / 118	0 / 116
Median Days on Market / YTD	0 / 224	119 / 62	26 / 112	41 / 95	0 / 63
Average Days on Market (Cum.) / YTD	0 / 568	119 / 116	90 / 308	41 / 118	0 / 209
Median Days on Market (Cum.) / YTD	0 / 568	119 / 62	90 / 138	41 / 95	0 / 201
Total Rural²					
New Listings / YTD	339 / 1,492	338 / 1,685	388 / 1,789	296 / 1,514	326 / 1,585
Sales / YTD	142 / 441	116 / 453	120 / 483	137 / 558	152 / 566
Sales to New Listings Ratio / YTD	42% / 30%	34% / 27%	31% / 27%	46% / 37%	47% / 36%
Sales Volume	73,307,624	61,242,200	62,871,815	69,988,049	74,976,465
Sales Volume YTD	236,077,861	242,434,403	252,926,569	294,037,591	289,284,665
Average Sale Price	516,251	527,950	523,932	510,862	493,266
Average Sale Price YTD	535,324	535,175	523,657	526,949	511,104
Median Sale Price	463,000	490,000	477,500	473,000	485,000
Median Sale Price YTD	470,000	485,000	475,000	508,500	500,000
Average Days on Market / YTD	133 / 122	80 / 99	79 / 101	91 / 100	89 / 97
Median Days on Market / YTD	70 / 64	51 / 57	45 / 58	55 / 56	51 / 55
Average Days on Market (Cum.) / YTD	209 / 195	119 / 149	113 / 147	113 / 156	139 / 147
Median Days on Market (Cum.) / YTD	102 / 104	64 / 77	55 / 90	67 / 77	60 / 71

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

² Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

5 Year Commercial Activity (Part 1)

Edmonton CMA¹

June 2020

	2020	2019	2018	2017	2016
Land					
New Listings / YTD	21 / 70	6 / 107	22 / 81	8 / 80	8 / 56
Sales / YTD	5 / 11	3 / 19	2 / 10	1 / 11	1 / 14
Sales to New Listings Ratio / YTD	24% / 16%	50% / 18%	9% / 12%	13% / 14%	13% / 25%
Sales Volume	1,085,000	1,835,000	2,863,956	1,200,000	28,000
Sales Volume YTD	5,674,000	13,993,299	8,572,801	8,284,700	8,275,000
Average Sale Price	217,000	611,667	1,431,978	1,200,000	28,000
Average Sale Price YTD	515,818	736,489	857,280	753,155	591,071
Median Sale Price	175,000	770,000	1,431,978	1,200,000	28,000
Median Sale Price YTD	350,000	599,283	471,923	800,000	563,500
Average Days on Market / YTD	268 / 364	93 / 278	90 / 271	110 / 183	246 / 205
Median Days on Market / YTD	39 / 220	57 / 152	90 / 133	110 / 138	246 / 174
Average Days on Market (Cum.) / YTD	268 / 364	167 / 290	90 / 316	110 / 317	246 / 205
Median Days on Market (Cum.) / YTD	39 / 220	57 / 152	90 / 240	110 / 208	246 / 174
Investment					
New Listings / YTD	36 / 147	19 / 142	32 / 204	21 / 123	32 / 156
Sales / YTD	10 / 29	3 / 30	8 / 42	6 / 51	10 / 41
Sales to New Listings Ratio / YTD	28% / 20%	16% / 21%	25% / 21%	29% / 41%	31% / 26%
Sales Volume	7,389,500	2,234,900	8,712,359	3,696,570	6,503,500
Sales Volume YTD	24,059,505	22,550,950	29,584,882	33,738,500	27,690,965
Average Sale Price	738,950	744,967	1,089,045	616,095	650,350
Average Sale Price YTD	829,638	751,698	704,402	661,539	675,389
Median Sale Price	310,000	390,000	875,500	455,285	351,500
Median Sale Price YTD	410,000	575,000	411,250	439,000	390,500
Average Days on Market / YTD	94 / 143	138 / 184	161 / 161	130 / 154	130 / 161
Median Days on Market / YTD	65 / 108	72 / 114	154 / 113	109 / 127	115 / 132
Average Days on Market (Cum.) / YTD	216 / 207	138 / 209	253 / 203	170 / 192	145 / 186
Median Days on Market (Cum.) / YTD	65 / 127	72 / 118	154 / 121	168 / 171	115 / 142
Multi Family					
New Listings / YTD	9 / 32	2 / 49	6 / 47	6 / 29	2 / 31
Sales / YTD	2 / 8	2 / 11	1 / 9	0 / 9	2 / 8
Sales to New Listings Ratio / YTD	22% / 25%	100% / 22%	17% / 19%	0% / 31%	100% / 26%
Sales Volume	1,067,000	1,672,000	808,000	0	4,435,000
Sales Volume YTD	129,549,700	10,691,000	8,898,600	9,040,000	12,190,000
Average Sale Price	533,500	836,000	808,000	0	2,217,500
Average Sale Price YTD	16,193,713	971,909	988,733	1,004,444	1,523,750
Median Sale Price	533,500	836,000	808,000	0	2,217,500
Median Sale Price YTD	1,016,000	690,000	727,000	828,500	1,106,500
Average Days on Market / YTD	28 / 243	220 / 178	23 / 84	0 / 91	458 / 234
Median Days on Market / YTD	28 / 177	220 / 135	23 / 48	0 / 70	458 / 91
Average Days on Market (Cum.) / YTD	28 / 349	220 / 178	23 / 84	0 / 91	458 / 234
Median Days on Market (Cum.) / YTD	28 / 177	220 / 135	23 / 48	0 / 70	458 / 91
Hotel/Motel					
New Listings / YTD	0 / 2	0 / 0	1 / 4	2 / 3	1 / 1
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
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

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

5 Year Commercial Activity (Part 2)

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Edmonton CMA¹

June 2020

	2020	2019	2018	2017	2016
Business					
New Listings / YTD	16 / 103	21 / 185	36 / 163	20 / 133	17 / 123
Sales / YTD	6 / 24	4 / 24	2 / 23	7 / 27	2 / 22
Sales to New Listings Ratio / YTD	38% / 23%	19% / 13%	6% / 14%	35% / 20%	12% / 18%
Sales Volume	357,500	720,000	762,500	808,400	736,000
Sales Volume YTD	3,422,800	6,202,150	5,454,800	3,787,889	4,574,888
Average Sale Price	59,583	180,000	381,250	115,486	368,000
Average Sale Price YTD	142,617	258,423	237,165	140,292	207,949
Median Sale Price	62,500	165,000	381,250	110,000	368,000
Median Sale Price YTD	92,500	137,000	150,000	100,000	155,000
Average Days on Market / YTD	134 / 127	89 / 193	219 / 148	121 / 144	46 / 170
Median Days on Market / YTD	154 / 111	67 / 161	219 / 129	115 / 112	46 / 98
Average Days on Market (Cum.) / YTD	203 / 150	89 / 205	219 / 158	183 / 175	46 / 181
Median Days on Market (Cum.) / YTD	183 / 135	67 / 161	219 / 163	115 / 119	46 / 140
Lease					
New Listings / YTD	26 / 145	13 / 151	25 / 143	15 / 146	17 / 152
Sales / YTD	5 / 30	11 / 50	6 / 49	10 / 43	6 / 38
Sales to New Listings Ratio / YTD	19% / 21%	85% / 33%	24% / 34%	67% / 29%	35% / 25%
Sales Volume	363,737	908,412	882,620	1,023,863	1,061,086
Sales Volume YTD	10,034,328	4,256,824	5,823,649	5,556,484	5,780,025
Average Sale Price	72,747	82,583	147,103	102,386	176,848
Average Sale Price YTD	334,478	85,136	118,850	129,221	152,106
Median Sale Price	54,720	54,912	102,460	60,000	130,068
Median Sale Price YTD	147,031	64,102	86,900	66,000	80,896
Average Days on Market / YTD	111 / 197	124 / 150	122 / 157	240 / 195	68 / 130
Median Days on Market / YTD	82 / 180	113 / 105	99 / 108	201 / 106	48 / 73
Average Days on Market (Cum.) / YTD	111 / 197	124 / 150	122 / 180	240 / 199	68 / 130
Median Days on Market (Cum.) / YTD	82 / 180	113 / 105	99 / 108	201 / 136	48 / 73
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 1	0 / 5
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	700,000	1,408,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	700,000	281,600
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	700,000	280,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 523	0 / 355
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 523	0 / 376
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 523	0 / 355
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 523	0 / 376
Total Commercial²					
New Listings / YTD	109 / 503	61 / 637	123 / 643	72 / 513	77 / 519
Sales / YTD	28 / 102	24 / 135	19 / 133	24 / 142	21 / 128
Sales to New Listings Ratio / YTD	26% / 20%	39% / 21%	15% / 21%	33% / 28%	27% / 25%
Sales Volume	10,262,737	8,650,312	14,029,435	6,728,833	12,763,586
Sales Volume YTD	172,740,333	58,974,223	58,334,732	61,107,573	59,918,878
Average Sale Price	366,526	360,430	738,391	280,368	607,790
Average Sale Price YTD	1,693,533	436,846	438,607	430,335	468,116
Median Sale Price	166,938	156,469	455,000	148,050	306,000
Median Sale Price YTD	270,042	215,000	243,000	277,263	295,000
Average Days on Market / YTD	132 / 187	123 / 185	140 / 160	172 / 166	141 / 170
Median Days on Market / YTD	77 / 138	104 / 120	118 / 108	113 / 116	108 / 116
Average Days on Market (Cum.) / YTD	190 / 219	132 / 195	179 / 187	201 / 197	148 / 180
Median Days on Market (Cum.) / YTD	96 / 160	104 / 120	118 / 121	124 / 158	108 / 120

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

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

End of Month Active Inventory (Sales Activity)

Edmonton CMA¹ and City of Edmonton

June 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)	685 (14)	5,835 (796)	402 (8)
	December	6,707 (769)	887 (35)	596 (24)	4,780 (566)	340 (15)
2019	January	7,102 (795)	909 (41)	653 (22)	5,021 (575)	376 (16)
	February	7,456 (976)	951 (43)	681 (18)	5,262 (710)	387 (10)
	March	8,298 (1,197)	1,082 (70)	728 (15)	5,818 (849)	419 (11)
	April	9,015 (1,679)	1,234 (81)	729 (29)	6,384 (1,148)	430 (19)
	May	9,550 (1,978)	1,347 (102)	785 (27)	6,859 (1,361)	458 (17)
	June	9,459 (1,804)	1,419 (116)	743 (24)	6,837 (1,259)	425 (15)
	July	9,128 (1,907)	1,448 (113)	750 (25)	6,643 (1,327)	435 (15)
	August	8,843 (1,566)	1,408 (112)	730 (22)	6,461 (1,104)	412 (11)
	September	8,540 (1,381)	1,319 (99)	716 (20)	6,278 (972)	406 (15)
	October	7,946 (1,325)	1,135 (90)	691 (29)	5,852 (941)	397 (15)
	November	7,301 (1,100)	1,016 (58)	722 (13)	5,379 (807)	431 (8)
	December	6,046 (844)	868 (44)	646 (16)	4,384 (601)	383 (10)
2020	January	6,324 (796)	898 (47)	662 (13)	4,562 (580)	389 (9)
	February	6,854 (1,054)	972 (63)	662 (27)	4,948 (743)	395 (15)
	March	7,271 (1,163)	1,013 (67)	662 (19)	5,248 (810)	398 (11)
	April	7,248 (746)	1,051 (44)	649 (7)	5,238 (514)	381 (6)
	May	7,757 (1,157)	1,150 (78)	654 (8)	5,620 (779)	386 (7)
	June	7,952 (2,051)	1,188 (142)	665 (28)	5,865 (1,370)	393 (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.

June 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Single Family Detached							
Northwest	Sales	45	61	55	173	219	213
	Average	455,575	416,259	480,994	440,543	422,271	446,565
	Median	459,999	387,000	435,000	420,000	383,000	384,000
North Central	Sales	180	149	142	623	729	755
	Average	376,357	367,951	378,900	365,545	362,616	379,791
	Median	356,900	359,500	370,000	356,100	356,500	370,000
Northeast	Sales	47	40	53	173	199	207
	Average	310,984	324,082	317,279	310,907	327,665	321,164
	Median	305,000	318,250	294,500	299,000	309,000	295,000
Central	Sales	34	31	32	115	134	131
	Average	286,479	229,287	291,811	269,361	242,097	316,649
	Median	275,000	230,000	269,000	255,000	229,000	288,000
West	Sales	87	89	93	273	344	386
	Average	475,293	514,729	530,272	501,146	505,584	538,342
	Median	409,702	400,000	425,000	400,000	414,500	436,750
Southwest	Sales	112	124	111	370	508	527
	Average	499,478	538,298	587,363	525,170	567,562	578,755
	Median	459,250	477,000	508,000	470,000	485,000	514,000
Southeast	Sales	145	148	131	515	644	693
	Average	386,546	396,396	424,365	397,543	396,849	404,972
	Median	365,000	373,500	387,000	361,500	375,000	375,000
Anthony Henday	Sales	171	142	144	628	735	675
	Average	511,146	477,541	468,237	483,481	473,189	497,593
	Median	447,500	449,450	442,450	432,500	437,500	450,000
City of Edmonton Total	Sales	821	784	761	2,870	3,512	3,587
	Average	430,388	432,812	451,962	427,944	432,824	451,393
	Median	392,500	395,000	411,000	387,500	394,000	405,000
Condominiums							
Northwest	Sales	20	10	13	55	58	58
	Average	254,410	279,390	245,615	250,370	260,973	246,932
	Median	262,000	313,000	238,000	255,000	254,612	248,500
North Central	Sales	60	45	64	216	274	296
	Average	195,217	214,209	206,775	186,757	199,501	205,329
	Median	187,902	210,000	210,000	185,000	192,250	195,000
Northeast	Sales	29	31	23	102	139	131
	Average	142,748	165,442	172,613	144,957	155,981	164,253
	Median	144,000	165,000	167,000	145,000	156,000	165,000
Central	Sales	77	72	61	225	285	319
	Average	238,057	250,118	251,433	238,683	255,411	272,913
	Median	220,000	240,500	249,900	220,000	239,000	255,000
West	Sales	29	29	32	119	158	176
	Average	177,757	252,631	231,020	182,526	198,771	218,894
	Median	152,500	203,000	190,500	165,000	183,250	194,500
Southwest	Sales	56	64	57	216	291	303
	Average	239,618	260,602	275,254	230,365	253,451	267,393
	Median	245,500	236,250	272,000	215,500	235,000	244,000
Southeast	Sales	33	38	63	151	228	280
	Average	191,352	229,318	226,871	184,949	208,004	221,051
	Median	190,000	210,500	218,000	175,400	196,000	215,000
Anthony Henday	Sales	56	54	48	213	267	278
	Average	229,245	233,162	251,839	236,290	235,667	257,079
	Median	215,500	218,250	235,000	239,000	228,000	244,500
City of Edmonton Total	Sales	360	343	361	1,297	1,700	1,841
	Average	213,881	235,802	236,004	209,973	223,401	237,145
	Median	201,000	217,500	222,222	195,000	207,000	216,000

n/a = insufficient data

June 2020

	2020	2019	2018	2017	2016
Edmonton City Monthly					
New Listings	2,679	2,246	2,887	2,679	2,345
Sales	1,386	1,274	1,263	1,426	1,432
Sales Volume	497,230,453	470,413,750	481,999,376	569,233,267	548,338,107
Edmonton City Year to Date					
New Listings	11,682	13,572	15,172	13,860	13,513
Sales	4,860	5,990	6,206	6,571	6,475
Sales Volume	1,855,429,393	2,166,213,911	2,331,656,264	2,502,730,142	2,430,795,038
Edmonton City Month End Active Inventory					
Residential	5,865	6,837	7,689	6,456	5,780
Commercial	393	425	436	307	322
TOTAL	6,258	7,262	8,125	6,763	6,102
<hr/>					
Edmonton CMA Monthly					
New Listings	4,015	3,459	4,293	3,979	3,580
Sales	2,221	1,944	1,940	2,155	2,205
Sales Volume	822,297,963	729,786,469	761,370,856	862,929,994	859,670,284
Edmonton CMA Year to Date					
New Listings	17,675	20,684	22,966	20,862	20,741
Sales	7,510	9,017	9,406	9,816	9,737
Sales Volume	2,870,721,985	3,346,784,618	3,611,677,367	3,807,690,747	3,750,789,998
Edmonton CMA Month End Active Inventory					
Residential	7,952	9,459	10,684	9,044	8,211
Rural	1,188	1,419	1,508	1,219	1,157
Commercial	665	743	728	580	591
TOTAL	9,805	11,621	12,920	10,843	9,959
<hr/>					
Total Board Monthly					
New Listings	4,813	4,126	5,025	4,695	4,265
Sales	2,621	2,219	2,202	2,412	2,477
Sales Volume	916,432,990	803,453,126	828,774,617	933,815,952	932,176,699
Total Board Year to Date					
New Listings	20,912	24,444	26,989	24,670	24,393
Sales	8,616	10,207	10,531	11,026	10,865
Sales Volume	3,128,042,876	3,656,679,345	3,907,510,717	4,144,875,746	4,048,671,681

June 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Barrhead	Sales	8	5	10	24	29	29
	Sales Volume	1,909,500	1,145,750	1,827,500	5,713,500	7,085,200	5,995,500
	Average Price	238,688	229,150	182,750	238,063	244,317	206,741
	Median Price	237,500	212,000	177,500	240,000	212,000	195,000
Beaumont	Sales	41	26	40	148	162	206
	Sales Volume	15,352,700	11,456,869	17,150,450	59,096,555	68,446,176	92,966,386
	Average Price	374,456	440,649	428,761	399,301	422,507	451,293
	Median Price	373,000	430,000	425,000	384,500	417,500	448,500
Bonnyville	Sales	12	8	14	34	34	47
	Sales Volume	2,884,900	2,215,500	4,810,400	6,597,350	7,806,500	13,491,133
	Average Price	240,408	276,938	343,600	194,040	229,603	287,045
	Median Price	246,750	291,000	355,000	210,000	204,500	304,500
Cold Lake	Sales	54	27	31	122	141	138
	Sales Volume	16,099,390	7,843,032	9,216,250	34,331,140	40,144,470	38,682,399
	Average Price	298,137	290,483	297,298	281,403	284,713	280,307
	Median Price	303,500	289,500	310,000	285,000	298,000	287,500
Devon	Sales	7	7	13	34	38	50
	Sales Volume	2,009,000	2,226,500	4,221,097	9,447,150	11,670,500	15,274,981
	Average Price	287,000	318,071	324,700	277,857	307,118	305,500
	Median Price	289,000	322,000	330,000	282,175	315,750	305,000
Drayton Valley	Sales	16	15	5	54	57	37
	Sales Volume	3,657,900	2,916,500	1,324,900	11,614,950	13,338,500	8,313,700
	Average Price	228,619	194,433	264,980	215,092	234,009	224,695
	Median Price	230,950	160,000	300,000	217,000	261,000	264,000
Fort Saskatchewan	SFD Sales	39	38	22	142	147	140
	SFD Average Price	382,538	414,057	454,289	381,392	396,230	420,576
	SFD Median Price	375,000	387,000	448,750	371,000	389,000	405,500
	Condo Sales	6	6	5	19	30	21
	Condo Average Price	213,650	225,167	247,700	219,995	239,247	225,757
	Condo Median Price	174,000	230,000	206,000	215,000	238,750	210,000
Total Sales Volume	19,651,000	20,983,050	15,287,345	71,998,410	83,829,540	81,369,241	
Gibbons	Sales	14	5	6	40	34	24
	Sales Volume	4,160,250	1,362,400	2,054,250	10,721,150	9,660,300	7,200,250
	Average Price	297,161	272,480	342,375	268,029	284,126	300,010
	Median Price	282,500	279,900	272,750	266,500	274,000	285,250
Leduc	SFD Sales	48	42	52	166	195	211
	SFD Average Price	345,577	362,652	392,942	370,896	372,968	367,889
	SFD Median Price	347,500	342,500	377,950	358,000	349,900	353,000
	Condo Sales	9	6	7	24	38	36
	Condo Average Price	235,333	214,083	317,214	215,023	212,745	239,629
	Condo Median Price	236,000	192,500	345,000	203,500	197,550	210,450
	Total Sales Volume	20,515,200	20,598,850	25,897,388	77,310,175	97,390,374	100,342,499

n/a = insufficient data

¹ Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

June 2020

	2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Morinville						
Sales	38	23	20	85	93	118
Sales Volume	13,070,800	6,853,500	6,128,300	26,907,466	28,925,959	38,387,868
Average Price	343,968	297,978	306,415	316,558	311,032	325,321
Median Price	347,000	283,000	310,000	329,000	301,000	336,750
Sherwood Park						
SFD Sales	93	92	96	340	407	406
SFD Average Price	436,853	442,721	450,448	425,751	448,720	451,539
SFD Median Price	420,000	415,000	418,500	415,000	419,900	425,250
Condo Sales	28	27	25	75	117	118
Condo Average Price	258,561	302,704	278,740	274,046	295,206	286,810
Condo Median Price	221,250	295,000	257,500	263,000	279,900	282,500
Total Sales Volume	54,574,980	53,037,375	52,039,467	177,279,005	231,773,988	233,610,879
Spruce Grove						
SFD Sales	59	40	37	161	185	200
SFD Average Price	400,607	396,891	405,102	374,829	392,691	394,050
SFD Median Price	387,000	377,500	376,250	360,000	369,900	381,000
Condo Sales	9	9	6	27	34	37
Condo Average Price	229,761	205,461	240,983	220,059	224,857	215,409
Condo Median Price	230,000	182,500	258,200	218,000	215,000	207,000
Total Sales Volume	30,744,055	20,578,699	21,631,423	92,541,563	106,062,665	109,470,338
St. Albert						
SFD Sales	119	94	89	309	387	424
SFD Average Price	485,221	446,599	507,577	453,681	467,947	485,177
SFD Median Price	445,000	421,250	457,000	420,000	435,000	449,500
Condo Sales	38	18	22	109	100	132
Condo Average Price	257,226	239,119	257,314	246,405	258,206	275,686
Condo Median Price	227,250	242,450	258,000	221,500	246,500	252,000
Total Sales Volume	69,934,440	48,079,251	52,443,976	175,388,040	217,670,481	250,415,202
St. Paul						
Sales	10	10	13	31	53	57
Sales Volume	2,094,000	1,997,500	3,223,700	6,116,400	11,891,842	14,574,800
Average Price	209,400	199,750	247,977	197,303	224,374	255,698
Median Price	210,000	231,500	255,000	200,000	231,900	259,000
Stony Plain						
Sales	43	24	22	141	144	145
Sales Volume	14,403,949	6,873,549	7,450,700	45,223,730	43,898,743	47,904,596
Average Price	334,976	286,398	338,668	320,736	304,852	330,377
Median Price	350,000	311,000	369,250	321,500	309,900	339,000
Vegreville						
Sales	8	5	6	32	28	27
Sales Volume	978,500	880,000	907,500	4,172,900	5,016,400	5,432,500
Average Price	122,313	176,000	151,250	130,403	179,157	201,204
Median Price	100,000	170,000	135,000	126,500	157,500	210,000
Westlock						
Sales	12	8	7	31	35	33
Sales Volume	2,084,000	2,066,150	1,181,500	5,158,637	8,115,200	6,649,700
Average Price	173,667	258,269	168,786	166,408	231,863	201,506
Median Price	191,000	241,000	165,000	180,000	220,000	188,000
Wetaskiwin						
Sales	22	15	18	59	71	75
Sales Volume	5,024,400	3,133,150	4,382,500	12,172,400	14,531,950	16,981,425
Average Price	228,382	208,877	243,472	206,312	204,675	226,419
Median Price	217,500	215,000	244,250	218,000	210,000	221,500

n/a = insufficient data

¹ Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

June 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Rural¹ Sales by County							
Athabasca County	Sales	14	10	2	30	27	16
	Sales Volume	2,663,750	3,518,500	n/a	5,765,000	7,763,000	3,388,800
Bonnyville M.D.	Sales	18	15	13	53	63	47
	Sales Volume	6,209,500	4,682,000	5,213,500	17,046,400	20,487,900	17,568,848
Lac la Biche County	Sales	0	1	0	0	1	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	26	23	14	67	71	74
	Sales Volume	13,381,075	10,275,900	6,933,950	42,122,875	35,804,700	36,109,938
Parkland County	Sales	53	47	40	161	175	184
	Sales Volume	27,164,968	23,385,650	18,116,095	75,703,811	79,822,883	85,566,861
Smoky Lake County	Sales	7	3	3	17	16	10
	Sales Volume	1,090,000	n/a	n/a	2,588,000	4,681,150	2,015,900
St. Paul County	Sales	15	9	13	35	40	47
	Sales Volume	1,447,400	3,447,500	1,870,500	4,842,400	9,442,700	7,970,650
Strathcona County	Sales	32	33	38	119	132	150
	Sales Volume	18,361,300	20,203,750	20,928,870	70,154,680	82,416,920	86,879,570
Sturgeon County	Sales	31	13	28	94	75	75
	Sales Volume	14,400,281	7,376,900	16,892,900	48,096,495	44,389,900	44,370,200
Thorhild County	Sales	5	3	2	20	12	14
	Sales Volume	1,437,000	n/a	n/a	5,105,780	2,910,640	3,329,900
Two Hills County	Sales	3	0	1	8	3	9
	Sales Volume	n/a	n/a	n/a	1,647,000	n/a	2,416,900
Vermilion River County	Sales	1	0	0	2	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

¹ Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

June 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	1	1	0	5	5	2
	Sales Volume	n/a	n/a	n/a	2,385,000	1,766,300	n/a
Lac la Biche County	Sales	0	1	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	2	2	0	3	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	0	0	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	0	0	3	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	1	0	0	3	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	1	2	1	4	7	2
	Sales Volume	n/a	n/a	n/a	n/a	2,187,000	n/a
Strathcona County	Sales	0	0	0	1	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	1	0	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	0	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	1	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.