

Media Release

Residential Unit Sales Up 54.27% from last month.

Edmonton, June 2, 2020: Total residential unit sales in the Edmonton Census Metropolitan Area (CMA) real estate market for May 2020 decreased 41.51% compared to May 2019 and increased 54.27% from April 2020. The number of new residential listings is down year over year, decreasing 20.88% from May 2019. New residential listings are up month over month, increasing 58.83% from April 2020. Overall inventory in the Edmonton CMA fell 18.63% from May of last year and increased 7.22% from April 2020.

For the month of May, single family home unit sales are down 38.70% from May 2019 and up 60.08% from April 2020. Condo unit sales decreased 54.47% from May 2019 and increased 28.14% from April 2020.

All residential average prices are down to \$353,953, a 4.04% decrease from May 2019, and up 0.11% from April 2020. Single family homes sold for an average of \$412,329, a 4.49% year-over-year decrease from May 2019, and a 0.52% increase from April 2020. Condominiums sold for an average of \$204,365, a 14.20% decrease year-over-year, and prices are down 8.77% compared to April 2020. Duplex prices dropped 2.82% from May 2019, selling at \$325,252, which was a 1.38% decrease from April 2020.

“The Edmonton market experienced a significant decrease in year-over-year unit sales, with some downward impact on pricing,” says REALTORS® Association of Edmonton Chair Jennifer Lucas. “Of course, with COVID-19 and the social distancing measures currently in place, this type of market decline is not surprising. There have been significantly fewer sales of single family homes, condos and duplexes than in May of last year. Residential unit sales in May rose sharply relative to April. With COVID-19 restrictions slowly being lifted, I am cautiously optimistic that the market may be starting to move back toward normalized levels of activity. It is too early to draw any definitive conclusions but we will be monitoring developments closely.”

Single family homes averaged 60 days on the market, a seven-day increase from last year. Condos averaged 77 days on the market, an eight-day increase from last year, while duplexes averaged 63 days on market, a seven-day decrease compared to May 2019. Overall, all residential listings averaged 66 days on market, a 10% increase year-over-year, and increased by two days compared to the previous month.

Contact:

Madeleine Burlin, Communications Specialist
Jennifer Lucas, REALTOR®, 2020 Chair
Michael Thompson, M.A., LL.M., President and CEO

780-453-9302
780-293-6141
780-453-9340

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

MLS® System Activity 2020 (for all-residential sales in Edmonton CMA ¹)	May 2020	M/M % Change	Y/Y % Change
SFD2 average ³ selling price – month	\$412,329	0.52%	-4.49%
SFD median ⁴ selling price – month	\$387,750	2.04%	-2.45%
Condominium average selling price	\$204,365	-8.77%	-14.20%
Condominium median selling price	\$188,750	-7.93%	-15.78%
All-residential ⁵ average selling price	\$353,953	0.11%	-4.04%
All-residential median selling price	\$347,000	0.58%	-0.86%
# residential listings this month	2,967	58.83%	-20.88%
# residential sales this month	1,157	54.27%	-41.51%
# residential inventory at month end	7,755	7.22%	-18.63%
# Total ⁶ MLS® System sales this month	1,428	55.05%	-40.40%
\$ Value Total residential sales this month	427,891,879	55.10%	-44.11%
\$ Value of total MLS® System sales – month	495,060,392	56.05%	-43.22%
\$ Value of total MLS® System sales - YTD	2,212,302,886	28.72%	-22.46%

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®.

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**5 Year Residential Activity
Edmonton CMA¹
May 2020**

	2020	2019	2018	2017	2016
Single Family Detached					
New Listings / YTD	1,712 / 6,829	2,256 / 9,003	2,526 / 9,479	2,137 / 8,319	1,932 / 8,785
Sales / YTD	762 / 3,092	1,243 / 4,097	1,212 / 4,337	1,250 / 4,405	1,322 / 4,381
Sales to New Listings Ratio / YTD	45% / 45%	55% / 46%	48% / 46%	58% / 53%	68% / 50%
Sales Volume	314,194,503	536,607,842	537,022,016	553,118,378	583,963,136
Sales Volume YTD	1,278,172,911	1,744,063,439	1,903,840,911	1,925,212,863	1,907,913,469
Average Sale Price	412,329	431,704	443,087	442,495	441,727
Average Sale Price YTD	413,381	425,693	438,976	437,052	435,497
Median Sale Price	387,750	397,500	405,250	415,000	414,000
Median Sale Price YTD	382,500	393,500	400,000	403,500	406,500
Average Days on Market / YTD	60 / 63	53 / 60	45 / 52	47 / 51	50 / 51
Median Days on Market / YTD	46 / 44	36 / 42	29 / 35	30 / 32	36 / 37
Average Days on Market (Cum.) / YTD	90 / 97	85 / 96	68 / 81	65 / 74	73 / 77
Median Days on Market (Cum.) / YTD	59 / 63	45 / 58	35 / 47	35 / 39	45 / 48
Condominium					
New Listings / YTD	864 / 3,663	1,007 / 4,276	1,290 / 5,243	1,338 / 5,196	1,082 / 4,843
Sales / YTD	214 / 1,134	470 / 1,651	474 / 1,799	470 / 1,849	474 / 1,808
Sales to New Listings Ratio / YTD	25% / 31%	47% / 39%	37% / 34%	35% / 36%	44% / 37%
Sales Volume	43,734,187	111,954,686	116,199,037	119,512,573	121,350,417
Sales Volume YTD	241,304,004	373,682,897	433,921,822	461,864,180	454,041,593
Average Sale Price	204,365	238,201	245,146	254,282	256,014
Average Sale Price YTD	212,790	226,337	241,202	249,791	251,129
Median Sale Price	188,750	224,125	225,000	235,250	236,432
Median Sale Price YTD	199,450	213,000	220,000	230,000	232,950
Average Days on Market / YTD	77 / 74	69 / 75	65 / 72	61 / 67	59 / 61
Median Days on Market / YTD	61 / 55	48 / 55	50 / 54	51 / 49	45 / 46
Average Days on Market (Cum.) / YTD	114 / 117	105 / 119	102 / 114	90 / 103	87 / 92
Median Days on Market (Cum.) / YTD	80 / 81	59 / 79	63 / 78	63 / 72	60 / 63
Duplex/Rowhouse					
New Listings / YTD	306 / 1,269	384 / 1,529	379 / 1,509	305 / 1,297	292 / 1,379
Sales / YTD	150 / 574	215 / 749	188 / 726	211 / 725	229 / 717
Sales to New Listings Ratio / YTD	49% / 45%	56% / 49%	50% / 48%	69% / 56%	78% / 52%
Sales Volume	48,787,839	71,961,342	65,511,750	72,702,701	80,219,843
Sales Volume YTD	186,548,663	247,179,012	249,859,942	253,539,546	246,238,711
Average Sale Price	325,252	334,704	348,467	344,563	350,305
Average Sale Price YTD	324,998	330,012	344,160	349,710	343,429
Median Sale Price	319,800	323,000	334,250	333,000	335,000
Median Sale Price YTD	318,750	321,000	330,000	334,900	333,300
Average Days on Market / YTD	63 / 72	70 / 72	57 / 60	60 / 65	58 / 61
Median Days on Market / YTD	56 / 58	50 / 51	42 / 43	37 / 48	45 / 48
Average Days on Market (Cum.) / YTD	96 / 113	109 / 111	77 / 83	75 / 80	73 / 78
Median Days on Market (Cum.) / YTD	67 / 79	65 / 73	47 / 55	47 / 56	49 / 56
Total Residential²					
New Listings / YTD	2,967 / 12,147	3,750 / 15,288	4,314 / 16,729	3,894 / 15,205	3,390 / 15,446
Sales / YTD	1,157 / 4,917	1,978 / 6,625	1,904 / 6,989	1,964 / 7,122	2,063 / 7,011
Sales to New Listings Ratio / YTD	39% / 40%	53% / 43%	44% / 42%	50% / 47%	61% / 45%
Sales Volume	409,523,329	729,580,448	723,261,893	750,102,202	794,667,545
Sales Volume YTD	1,723,544,189	2,385,482,035	2,615,946,460	2,666,332,471	2,629,656,222
Average Sale Price	353,953	368,848	379,864	381,926	385,200
Average Sale Price YTD	350,528	360,073	374,295	374,380	375,076
Median Sale Price	347,000	350,000	360,000	364,000	366,500
Median Sale Price YTD	337,000	345,000	352,000	355,000	358,000
Average Days on Market / YTD	66 / 68	60 / 66	52 / 59	53 / 58	53 / 55
Median Days on Market / YTD	50 / 49	41 / 46	36 / 41	36 / 39	39 / 41
Average Days on Market (Cum.) / YTD	97 / 106	93 / 104	79 / 91	74 / 84	76 / 81
Median Days on Market (Cum.) / YTD	67 / 70	51 / 64	46 / 55	43 / 49	49 / 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
May 2020**

	2020	2019	2018	2017	2016
Acreage with Home					
New Listings / YTD	256 / 901	262 / 1,046	349 / 1,056	261 / 951	197 / 950
Sales / YTD	67 / 243	81 / 274	87 / 283	94 / 323	115 / 323
Sales to New Listings Ratio / YTD	26% / 27%	31% / 26%	25% / 27%	36% / 34%	58% / 34%
Sales Volume	37,493,250	45,495,644	57,354,100	57,426,200	65,571,851
Sales Volume YTD	143,064,738	161,708,853	163,849,169	198,985,817	189,969,850
Average Sale Price	559,601	561,675	659,243	610,917	570,190
Average Sale Price YTD	588,744	590,178	578,972	616,055	588,142
Median Sale Price	510,000	519,000	610,000	569,950	547,500
Median Sale Price YTD	515,000	519,000	527,500	580,000	560,000
Average Days on Market / YTD	84 / 92	77 / 88	75 / 88	72 / 88	67 / 75
Median Days on Market / YTD	47 / 61	46 / 54	44 / 56	50 / 52	50 / 51
Average Days on Market (Cum.) / YTD	131 / 167	113 / 142	122 / 138	105 / 139	104 / 114
Median Days on Market (Cum.) / YTD	60 / 108	50 / 77	59 / 89	53 / 71	56 / 62
Vacant Acreage and Recreational					
New Listings / YTD	52 / 247	74 / 284	99 / 329	83 / 254	77 / 290
Sales / YTD	11 / 56	20 / 60	17 / 75	25 / 94	28 / 85
Sales to New Listings Ratio / YTD	21% / 23%	27% / 21%	17% / 23%	30% / 37%	36% / 29%
Sales Volume	3,373,000	6,325,450	4,670,750	4,754,850	7,628,000
Sales Volume YTD	19,770,499	18,555,350	24,264,936	23,555,725	21,884,350
Average Sale Price	306,636	316,273	274,750	190,194	272,429
Average Sale Price YTD	353,045	309,256	323,532	250,593	257,463
Median Sale Price	198,000	169,000	269,000	165,000	221,500
Median Sale Price YTD	255,000	220,000	269,000	204,875	195,000
Average Days on Market / YTD	69 / 221	179 / 187	207 / 185	75 / 152	236 / 192
Median Days on Market / YTD	39 / 86	55 / 111	99 / 136	42 / 101	103 / 134
Average Days on Market (Cum.) / YTD	69 / 275	220 / 240	228 / 222	147 / 277	315 / 282
Median Days on Market (Cum.) / YTD	39 / 133	76 / 119	99 / 149	43 / 149	206 / 177
Recreational with Home					
New Listings / YTD	6 / 9	6 / 14	6 / 14	6 / 11	4 / 17
Sales / YTD	1 / 1	1 / 3	2 / 5	2 / 4	2 / 6
Sales to New Listings Ratio / YTD	17% / 11%	17% / 21%	33% / 36%	33% / 36%	50% / 35%
Sales Volume	260,000	515,000	705,000	818,000	585,000
Sales Volume YTD	260,000	928,000	1,940,649	1,508,000	2,454,000
Average Sale Price	260,000	515,000	352,500	409,000	292,500
Average Sale Price YTD	260,000	309,333	388,130	377,000	409,000
Median Sale Price	260,000	515,000	352,500	409,000	292,500
Median Sale Price YTD	260,000	254,000	350,000	381,500	449,500
Average Days on Market / YTD	224 / 224	1 / 74	127 / 139	130 / 138	32 / 116
Median Days on Market / YTD	224 / 224	1 / 5	127 / 138	130 / 130	32 / 63
Average Days on Market (Cum.) / YTD	568 / 568	1 / 115	127 / 396	130 / 138	92 / 209
Median Days on Market (Cum.) / YTD	568 / 568	1 / 5	127 / 138	130 / 130	92 / 201
Total Rural²					
New Listings / YTD	314 / 1,157	342 / 1,344	454 / 1,399	350 / 1,216	278 / 1,257
Sales / YTD	79 / 300	102 / 337	106 / 363	121 / 421	145 / 414
Sales to New Listings Ratio / YTD	25% / 26%	30% / 25%	23% / 26%	35% / 35%	52% / 33%
Sales Volume	41,126,250	52,336,094	62,729,850	62,999,050	73,784,851
Sales Volume YTD	163,095,237	181,192,203	190,054,754	224,049,542	214,308,200
Average Sale Price	520,585	513,099	591,791	520,653	508,861
Average Sale Price YTD	543,651	537,662	523,567	532,184	517,653
Median Sale Price	477,250	475,000	550,000	525,000	510,000
Median Sale Price YTD	473,750	485,000	475,000	525,000	510,950
Average Days on Market / YTD	83 / 116	96 / 105	97 / 108	73 / 103	99 / 100
Median Days on Market / YTD	47 / 63	46 / 60	55 / 64	44 / 57	53 / 58
Average Days on Market (Cum.) / YTD	128 / 189	133 / 159	139 / 159	114 / 169	145 / 150
Median Days on Market (Cum.) / YTD	60 / 112	52 / 86	61 / 105	52 / 84	66 / 79

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)

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Edmonton CMA¹

May 2020

	2020	2019	2018	2017	2016
Land					
New Listings / YTD	14 / 49	26 / 101	10 / 59	14 / 72	11 / 48
Sales / YTD	0 / 6	5 / 16	3 / 8	4 / 10	4 / 13
Sales to New Listings Ratio / YTD	0% / 12%	19% / 16%	30% / 14%	29% / 14%	36% / 27%
Sales Volume	0	4,717,000	1,408,845	2,534,700	2,845,000
Sales Volume YTD	4,589,000	12,158,299	5,708,845	7,084,700	8,247,000
Average Sale Price	0	943,400	469,615	633,675	711,250
Average Sale Price YTD	764,833	759,894	713,606	708,470	634,385
Median Sale Price	0	465,000	468,845	555,000	770,000
Median Sale Price YTD	625,000	544,642	471,923	712,500	577,000
Average Days on Market / YTD	0 / 443	254 / 313	463 / 316	191 / 190	96 / 202
Median Days on Market / YTD	0 / 286	196 / 170	284 / 179	176 / 138	65 / 174
Average Days on Market (Cum.) / YTD	0 / 443	254 / 313	543 / 373	191 / 337	96 / 202
Median Days on Market (Cum.) / YTD	0 / 286	196 / 170	356 / 273	176 / 242	65 / 174
Investment					
New Listings / YTD	22 / 111	34 / 123	27 / 172	20 / 101	25 / 124
Sales / YTD	2 / 19	8 / 27	8 / 34	12 / 45	8 / 31
Sales to New Listings Ratio / YTD	9% / 17%	24% / 22%	30% / 20%	60% / 45%	32% / 25%
Sales Volume	815,000	6,106,000	5,100,500	7,119,730	4,190,715
Sales Volume YTD	16,670,005	20,316,050	20,872,523	30,041,930	21,187,465
Average Sale Price	407,500	763,250	637,563	593,311	523,839
Average Sale Price YTD	877,369	752,446	613,898	667,598	683,467
Median Sale Price	407,500	367,500	390,000	455,000	396,188
Median Sale Price YTD	505,000	620,000	383,500	439,000	411,875
Average Days on Market / YTD	99 / 169	192 / 189	139 / 161	195 / 157	141 / 172
Median Days on Market / YTD	99 / 124	102 / 115	52 / 90	173 / 127	111 / 132
Average Days on Market (Cum.) / YTD	221 / 202	192 / 217	207 / 191	243 / 195	157 / 199
Median Days on Market (Cum.) / YTD	221 / 161	102 / 120	67 / 121	198 / 171	130 / 154
Multi Family					
New Listings / YTD	6 / 23	13 / 47	11 / 41	3 / 23	8 / 29
Sales / YTD	2 / 6	2 / 9	0 / 8	1 / 9	1 / 6
Sales to New Listings Ratio / YTD	33% / 26%	15% / 19%	0% / 20%	33% / 39%	13% / 21%
Sales Volume	1,969,000	3,744,000	0	1,475,000	545,000
Sales Volume YTD	128,482,700	9,019,000	8,090,600	9,040,000	7,755,000
Average Sale Price	984,500	1,872,000	0	1,475,000	545,000
Average Sale Price YTD	21,413,783	1,002,111	1,011,325	1,004,444	1,292,500
Median Sale Price	984,500	1,872,000	0	1,475,000	545,000
Median Sale Price YTD	1,209,500	690,000	706,000	828,500	1,024,000
Average Days on Market / YTD	197 / 315	193 / 169	0 / 92	187 / 91	57 / 159
Median Days on Market / YTD	197 / 197	193 / 89	0 / 49	187 / 70	57 / 61
Average Days on Market (Cum.) / YTD	290 / 456	193 / 169	0 / 92	187 / 91	57 / 159
Median Days on Market (Cum.) / YTD	290 / 275	193 / 89	0 / 49	187 / 70	57 / 61
Hotel/Motel					
New Listings / YTD	0 / 2	0 / 0	0 / 3	0 / 1	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
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)

Edmonton CMA¹

May 2020

	2020	2019	2018	2017	2016
Business					
New Listings / YTD	12 / 87	34 / 164	18 / 126	22 / 114	26 / 106
Sales / YTD	1 / 18	4 / 20	4 / 21	5 / 20	2 / 20
Sales to New Listings Ratio / YTD	8% / 21%	12% / 12%	22% / 17%	23% / 18%	8% / 19%
Sales Volume	55,000	1,090,000	1,401,000	348,000	355,888
Sales Volume YTD	3,065,300	5,482,150	4,692,300	2,979,489	3,838,888
Average Sale Price	55,000	272,500	350,250	69,600	177,944
Average Sale Price YTD	170,294	274,108	223,443	148,974	191,944
Median Sale Price	55,000	232,500	172,000	75,000	177,944
Median Sale Price YTD	124,000	137,000	115,000	100,000	155,000
Average Days on Market / YTD	86 / 124	96 / 214	193 / 141	89 / 152	27 / 182
Median Days on Market / YTD	86 / 102	77 / 171	188 / 104	103 / 110	27 / 140
Average Days on Market (Cum.) / YTD	86 / 132	96 / 228	202 / 152	135 / 172	27 / 194
Median Days on Market (Cum.) / YTD	86 / 111	77 / 171	188 / 129	107 / 138	27 / 171
Lease					
New Listings / YTD	25 / 120	35 / 138	26 / 118	27 / 131	22 / 135
Sales / YTD	3 / 25	8 / 39	6 / 43	9 / 33	5 / 32
Sales to New Listings Ratio / YTD	12% / 21%	23% / 28%	23% / 36%	33% / 25%	23% / 24%
Sales Volume	1,142,514	854,346	991,989	659,712	1,284,922
Sales Volume YTD	9,670,591	3,348,412	4,941,029	4,532,621	4,718,939
Average Sale Price	380,838	106,793	165,332	73,301	256,984
Average Sale Price YTD	386,824	85,857	114,908	137,352	147,467
Median Sale Price	221,300	87,750	194,338	66,960	141,167
Median Sale Price YTD	196,650	65,160	78,840	66,960	69,900
Average Days on Market / YTD	119 / 214	196 / 157	134 / 162	207 / 182	301 / 142
Median Days on Market / YTD	130 / 273	157 / 101	56 / 116	67 / 106	238 / 76
Average Days on Market (Cum.) / YTD	119 / 214	196 / 157	165 / 188	207 / 187	301 / 142
Median Days on Market (Cum.) / YTD	130 / 273	157 / 101	56 / 116	67 / 136	238 / 76
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	80 / 395	143 / 576	92 / 519	86 / 441	92 / 442
Sales / YTD	8 / 74	27 / 111	21 / 114	31 / 118	20 / 107
Sales to New Listings Ratio / YTD	10% / 19%	19% / 19%	23% / 22%	36% / 27%	22% / 24%
Sales Volume	3,981,514	16,511,346	8,902,334	12,137,142	9,221,525
Sales Volume YTD	162,477,596	50,323,911	44,305,297	54,378,740	47,155,292
Average Sale Price	497,689	611,531	423,921	391,521	461,076
Average Sale Price YTD	2,195,643	453,369	388,643	460,837	440,704
Median Sale Price	410,650	265,000	310,500	260,000	373,278
Median Sale Price YTD	340,514	242,000	219,000	318,750	290,000
Average Days on Market / YTD	129 / 208	190 / 199	194 / 164	180 / 164	157 / 176
Median Days on Market / YTD	139 / 160	112 / 123	104 / 107	158 / 118	92 / 118
Average Days on Market (Cum.) / YTD	183 / 229	190 / 208	242 / 188	207 / 196	163 / 186
Median Days on Market (Cum.) / YTD	154 / 183	112 / 124	105 / 123	175 / 161	111 / 130

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

May 2020

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
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	10,045 (1,678)	1,452 (124)	705 (27)	7,294 (1,152)	418 (21)
	September	9,432 (1,312)	1,306 (84)	681 (28)	6,825 (922)	405 (18)
	October	8,736 (1,234)	1,188 (89)	676 (33)	6,310 (853)	396 (23)
	November	8,085 (1,105)	1,053 (70)	685 (14)	5,827 (796)	402 (8)
	December	6,701 (769)	887 (35)	596 (24)	4,774 (566)	340 (15)
2019	January	7,086 (795)	909 (41)	652 (22)	5,012 (575)	376 (16)
	February	7,434 (976)	951 (43)	681 (18)	5,245 (710)	387 (10)
	March	8,294 (1,197)	1,081 (70)	727 (15)	5,815 (849)	418 (11)
	April	9,002 (1,679)	1,234 (81)	729 (29)	6,374 (1,148)	430 (19)
	May	9,530 (1,978)	1,344 (102)	785 (27)	6,845 (1,361)	458 (17)
	June	9,456 (1,804)	1,418 (116)	743 (24)	6,835 (1,259)	425 (15)
	July	9,108 (1,907)	1,446 (113)	749 (25)	6,630 (1,327)	434 (15)
	August	8,835 (1,566)	1,408 (112)	730 (22)	6,455 (1,104)	412 (11)
	September	8,525 (1,381)	1,317 (99)	714 (21)	6,265 (972)	405 (15)
	October	7,936 (1,325)	1,135 (90)	690 (29)	5,850 (941)	397 (15)
	November	7,298 (1,100)	1,016 (58)	720 (13)	5,376 (807)	430 (8)
	December	6,042 (844)	868 (44)	646 (16)	4,383 (601)	383 (10)
2020	January	6,311 (796)	897 (47)	662 (13)	4,551 (580)	389 (9)
	February	6,841 (1,054)	968 (63)	661 (27)	4,939 (743)	395 (15)
	March	7,255 (1,163)	1,012 (67)	662 (19)	5,237 (810)	398 (11)
	April	7,223 (747)	1,050 (44)	649 (7)	5,222 (515)	381 (6)
	May	7,755 (1,157)	1,153 (79)	656 (8)	5,615 (779)	388 (7)

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.

May 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Single Family Detached							
Northwest	Sales	23	58	42	128	158	158
	Average	504,506	426,335	436,368	435,258	424,592	434,581
	Median	440,000	375,250	369,000	395,000	381,500	379,000
North Central	Sales	109	165	158	443	580	613
	Average	372,763	369,052	386,763	361,153	361,245	379,997
	Median	371,000	365,000	376,000	356,100	355,400	372,000
Northeast	Sales	29	47	38	126	159	154
	Average	319,996	303,000	329,151	310,878	328,566	322,502
	Median	292,000	295,000	292,000	291,000	309,000	295,500
Central	Sales	19	24	28	81	103	99
	Average	292,289	276,808	308,462	262,176	245,952	324,677
	Median	265,000	257,500	275,063	245,000	227,000	295,000
West	Sales	45	71	77	186	255	293
	Average	496,607	511,390	586,989	513,239	502,392	540,903
	Median	395,000	440,000	447,500	392,500	419,000	437,500
Southwest	Sales	62	117	145	258	384	416
	Average	524,651	593,680	552,302	536,324	577,011	576,458
	Median	466,000	505,000	495,000	475,000	486,375	515,000
Southeast	Sales	78	144	151	370	496	562
	Average	394,985	398,683	413,691	401,858	396,984	400,451
	Median	362,000	381,000	385,000	360,000	375,000	373,157
Anthony Henday	Sales	121	182	145	457	593	531
	Average	454,677	481,150	498,505	473,129	472,146	505,554
	Median	422,500	446,500	446,000	430,000	435,000	453,000
City of Edmonton Total	Sales	486	808	784	2,049	2,728	2,826
	Average	427,507	442,147	459,966	426,965	432,827	451,240
	Median	397,000	399,950	410,500	385,000	393,500	402,250
Condominiums							
Northwest	Sales	6	20	13	35	48	45
	Average	178,750	286,125	257,461	248,061	257,136	247,313
	Median	207,500	258,500	255,500	255,000	237,250	250,000
North Central	Sales	34	63	68	156	229	232
	Average	178,003	197,194	211,194	183,504	196,611	204,930
	Median	177,000	193,000	192,250	184,250	188,000	193,250
Northeast	Sales	11	33	30	73	108	108
	Average	114,398	158,558	149,637	145,834	153,265	162,473
	Median	108,880	155,000	155,500	151,500	155,000	161,250
Central	Sales	25	57	67	149	213	258
	Average	250,886	283,387	282,332	239,860	257,200	277,991
	Median	205,000	245,000	270,000	222,000	238,000	257,000
West	Sales	19	36	27	90	129	144
	Average	182,158	195,043	266,244	184,063	186,663	216,200
	Median	180,000	181,875	204,000	170,000	181,000	195,000
Southwest	Sales	32	73	64	160	227	246
	Average	250,268	240,072	268,355	227,126	251,435	265,572
	Median	231,750	240,000	237,750	205,000	235,000	237,375
Southeast	Sales	22	56	54	118	190	217
	Average	165,662	222,799	216,008	183,159	203,742	219,361
	Median	148,475	191,000	227,500	170,650	194,500	215,000
Anthony Henday	Sales	31	57	66	157	213	230
	Average	211,512	264,541	260,645	238,803	236,302	258,172
	Median	214,000	252,500	245,000	240,000	229,000	245,500
City of Edmonton Total	Sales	180	395	389	938	1,357	1,480
	Average	201,812	231,984	242,529	208,640	220,266	237,423
	Median	182,500	215,000	220,000	190,000	204,000	215,000

n/a = insufficient data

May 2020

	2020	2019	2018	2017	2016
Edmonton City Monthly					
New Listings	2,182	2,802	3,204	2,819	2,466
Sales	786	1,378	1,324	1,364	1,420
Sales Volume	281,724,264	513,376,699	507,159,389	517,841,111	545,992,003
Edmonton City Year to Date					
New Listings	9,027	11,318	12,265	11,166	11,161
Sales	3,475	4,716	4,943	5,145	5,043
Sales Volume	1,358,566,940	1,695,800,161	1,849,656,888	1,933,496,875	1,882,456,931
Edmonton City Month End Active Inventory					
Residential	5,615	6,845	7,294	6,260	5,821
Commercial	388	458	422	300	318
TOTAL	6,003	7,303	7,716	6,560	6,139
<hr/>					
Edmonton CMA Monthly					
New Listings	3,361	4,235	4,860	4,330	3,760
Sales	1,244	2,107	2,031	2,116	2,228
Sales Volume	454,631,093	798,427,888	794,894,077	825,238,394	877,673,921
Edmonton CMA Year to Date					
New Listings	13,699	17,208	18,647	16,862	17,145
Sales	5,291	7,073	7,466	7,661	7,532
Sales Volume	2,049,117,022	2,616,998,149	2,850,306,511	2,944,760,753	2,891,119,714
Edmonton CMA Month End Active Inventory					
Residential	7,755	9,530	10,291	8,813	8,331
Rural	1,153	1,344	1,369	1,188	1,125
Commercial	656	785	715	588	591
TOTAL	9,564	11,659	12,375	10,589	10,047
<hr/>					
Total Board Monthly					
New Listings	3,974	5,060	5,837	5,155	4,477
Sales	1,428	2,396	2,280	2,371	2,502
Sales Volume	495,060,392	871,932,817	864,558,114	897,878,801	954,925,344
Total Board Year to Date					
New Listings	16,145	20,299	21,935	19,951	20,108
Sales	5,997	7,988	8,329	8,614	8,388
Sales Volume	2,212,302,886	2,853,226,219	3,078,736,100	3,211,059,794	3,116,494,982

May 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Barrhead	Sales	6	9	5	16	24	19
	Sales Volume	1,564,000	2,193,450	963,500	3,804,000	5,939,450	4,168,000
	Average Price	260,667	243,717	192,700	237,750	247,477	219,368
	Median Price	248,000	195,000	195,000	240,000	207,500	205,000
Beaumont	Sales	33	46	43	107	136	166
	Sales Volume	15,140,905	20,714,917	19,079,980	43,743,855	56,989,307	75,815,936
	Average Price	458,815	450,324	443,720	408,821	419,039	456,723
	Median Price	433,000	436,500	435,000	392,500	411,000	450,000
Bonnyville	Sales	6	7	8	22	26	33
	Sales Volume	1,248,250	1,950,000	2,370,000	3,712,450	5,591,000	8,680,733
	Average Price	208,042	278,571	296,250	168,748	215,038	263,053
	Median Price	182,500	250,000	305,000	153,500	194,500	281,000
Cold Lake	Sales	15	33	40	68	114	107
	Sales Volume	4,136,000	10,299,638	11,981,700	18,231,750	32,301,438	29,466,149
	Average Price	275,733	312,110	299,543	268,114	283,346	275,385
	Median Price	278,000	333,000	295,000	273,625	299,000	279,500
Devon	Sales	7	13	8	27	31	37
	Sales Volume	2,045,600	3,327,000	2,452,900	7,438,150	9,444,000	11,053,884
	Average Price	292,229	255,923	306,613	275,487	304,645	298,754
	Median Price	299,000	257,000	316,450	279,350	315,000	305,000
Drayton Valley	Sales	6	14	11	38	42	32
	Sales Volume	973,500	3,120,000	2,316,500	7,957,050	10,422,000	6,988,800
	Average Price	162,250	222,857	210,591	209,396	248,143	218,400
	Median Price	202,500	237,500	228,000	213,000	270,000	230,000
Fort Saskatchewan	SFD Sales	26	31	29	103	109	118
	SFD Average Price	358,970	381,481	417,014	380,957	390,015	414,291
	SFD Median Price	360,000	386,500	395,000	370,000	389,000	403,250
	Condo Sales	2	4	3	13	24	16
	Condo Average Price	n/a	n/a	n/a	222,923	242,767	218,900
	Condo Median Price	n/a	n/a	n/a	230,000	238,750	211,000
	Total Sales Volume	12,774,110	18,224,690	16,137,600	52,347,410	62,846,490	66,081,896
Gibbons	Sales	10	10	10	26	29	18
	Sales Volume	2,389,500	2,899,500	2,928,000	6,560,900	8,297,900	5,146,000
	Average Price	238,950	289,950	292,800	252,342	286,134	285,889
	Median Price	228,500	263,750	304,000	240,000	272,500	285,250
Leduc	SFD Sales	37	47	45	118	153	159
	SFD Average Price	376,855	377,789	356,351	381,195	375,800	359,696
	SFD Median Price	342,500	342,500	342,500	361,000	350,000	347,000
	Condo Sales	3	7	8	15	32	29
	Condo Average Price	n/a	197,729	217,222	202,837	212,494	220,902
	Condo Median Price	n/a	200,100	199,950	183,000	205,050	195,000
	Total Sales Volume	17,027,600	23,618,299	20,334,737	56,794,975	76,791,524	74,445,111

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.

May 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Morinville	Sales	19	27	28	47	70	98
	Sales Volume	5,583,000	9,039,400	9,759,775	13,836,666	22,072,459	32,259,568
	Average Price	293,842	334,793	348,563	294,397	315,321	329,179
	Median Price	295,000	340,000	371,000	288,500	311,000	348,500
Sherwood Park	SFD Sales	50	99	94	247	315	310
	SFD Average Price	424,564	445,351	449,079	421,570	450,472	451,878
	SFD Median Price	407,450	424,000	433,450	410,000	420,000	428,250
	Condo Sales	6	26	25	47	90	93
	Condo Average Price	228,917	308,690	306,160	283,271	292,957	288,979
	Condo Median Price	216,750	300,500	306,000	273,000	279,801	284,900
	Total Sales Volume	24,135,101	56,271,743	55,207,111	122,704,025	178,736,613	181,571,412
Spruce Grove	SFD Sales	28	41	37	102	145	163
	SFD Average Price	371,836	423,338	391,569	359,918	391,533	391,542
	SFD Median Price	366,000	360,000	390,000	355,000	360,000	382,000
	Condo Sales	5	6	8	18	25	31
	Condo Average Price	217,680	218,333	215,044	215,208	231,840	210,460
	Condo Median Price	238,949	194,500	203,500	216,500	219,000	200,000
	Total Sales Volume	16,763,814	27,618,021	19,253,500	61,797,508	85,483,966	87,838,915
St. Albert	SFD Sales	48	96	106	190	293	335
	SFD Average Price	424,130	460,948	456,034	433,928	474,796	479,225
	SFD Median Price	397,500	426,000	424,500	403,750	443,000	445,000
	Condo Sales	12	20	34	71	82	110
	Condo Average Price	250,363	278,685	254,490	240,614	262,396	279,361
	Condo Median Price	253,500	255,500	231,000	221,500	246,500	252,000
	Total Sales Volume	24,067,100	51,490,034	60,106,251	105,453,600	169,591,230	197,971,226
St. Paul	Sales	6	12	16	21	43	44
	Sales Volume	1,213,500	2,856,900	4,578,400	4,022,400	9,894,342	11,351,100
	Average Price	202,250	238,075	286,150	191,543	230,101	257,980
	Median Price	198,750	236,950	298,750	195,000	231,900	270,500
Stony Plain	Sales	23	33	32	98	120	123
	Sales Volume	7,535,949	10,359,495	10,465,565	30,819,781	37,025,194	40,453,896
	Average Price	327,650	313,924	327,049	314,488	308,543	328,893
	Median Price	317,649	309,000	332,000	310,000	309,900	326,000
Vegreville	Sales	4	7	5	24	23	21
	Sales Volume	n/a	1,175,000	1,277,000	3,194,400	4,136,400	4,525,000
	Average Price	n/a	167,857	255,400	133,100	179,843	215,476
	Median Price	n/a	118,000	255,000	129,250	150,000	217,000
Westlock	Sales	6	9	3	19	27	26
	Sales Volume	1,083,000	2,015,900	n/a	3,074,637	6,049,050	5,468,200
	Average Price	180,500	223,989	n/a	161,823	224,039	210,315
	Median Price	187,500	213,000	n/a	180,000	213,000	202,500
Wetaskiwin	Sales	15	17	12	37	56	57
	Sales Volume	2,774,000	3,802,000	2,922,500	7,148,000	11,398,800	12,598,925
	Average Price	184,933	223,647	243,542	193,189	203,550	221,034
	Median Price	210,000	240,000	234,750	218,000	208,500	218,000

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.

May 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Rural¹ Sales by County							
Athabasca County	Sales	4	6	5	16	17	14
	Sales Volume	n/a	1,443,000	1,056,400	3,101,250	4,244,500	3,003,800
Bonnyville M.D.	Sales	7	17	8	35	48	34
	Sales Volume	1,138,500	6,017,500	3,284,448	10,836,900	15,805,900	12,355,348
Lac la Biche County	Sales	0	0	2	0	0	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	10	9	17	41	48	60
	Sales Volume	5,066,250	5,874,500	10,009,000	28,741,800	25,528,800	29,175,988
Parkland County	Sales	32	41	48	108	128	144
	Sales Volume	13,845,750	17,399,594	24,407,650	48,538,843	56,437,233	67,450,766
Smoky Lake County	Sales	3	3	1	10	13	7
	Sales Volume	n/a	n/a	n/a	1,498,000	3,721,150	1,224,900
St. Paul County	Sales	5	8	14	20	31	34
	Sales Volume	584,500	968,500	2,820,750	3,395,000	5,995,200	6,100,150
Strathcona County	Sales	24	29	28	88	99	112
	Sales Volume	14,483,250	15,383,500	19,455,800	52,118,380	62,213,170	65,950,700
Sturgeon County	Sales	13	23	13	63	62	47
	Sales Volume	7,731,000	13,678,500	8,857,400	33,696,214	37,013,000	27,477,300
Thorhild County	Sales	4	4	7	15	9	12
	Sales Volume	n/a	n/a	1,369,400	3,668,780	2,679,640	2,598,400
Two Hills County	Sales	3	1	4	5	3	8
	Sales Volume	n/a	n/a	n/a	1,183,500	n/a	2,324,900
Vermilion River County	Sales	0	0	0	1	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.

May 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	0	0	0	4	4	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac la Biche County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	1	0	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	1	0	3	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	0	0	2	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	1	2	0	3	5	1
	Sales Volume	n/a	n/a	n/a	n/a	1,161,000	n/a
Strathcona County	Sales	0	1	0	1	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	0	0	2	0
	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	0	0	1	1	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.