

# Media Release

## MLS® Sales Up and Listings Down to Open 2020

**Edmonton, February 3, 2020:** Total residential unit sales in the Edmonton Census Metropolitan Area (CMA) real estate market for January 2020 increased 0.50% compared to January 2019 and decreased 5.44% from December 2019. The number of new residential listings is down, decreasing 11.58% from January 2019. Overall inventory in the Edmonton CMA fell 11.76% from January of last year.

For the month of January, single family home unit sales are up 2.52%, and condo unit sales decreased 5.94% from the same period of time last year.

All residential average prices are up slightly at \$351,002 a 3.85% increase from January 2019, and are down 0.75% from December 2019. Single family homes sold for an average of \$413,954, a 2.52% year-over-year increase from January 2019, and a 0.64% increase from December 2019. Condominiums sold for an average of \$204,355, a 5.94% decrease year-over-year, and prices are down 9.95% compared to December 2019. Duplex prices rose 5.21% from January 2019, selling at \$338,815, which was a 4.23% increase from the previous month.

"The Edmonton market prices remained stable this month while we saw an decrease in year-over-year residential listings and sales," says REALTORS® Association of Edmonton Chair Jennifer Lucas. "There have been slightly more sales than in January of last year, and single family home pricing increased 2.52%, duplexes are up 5.21%, and condos are down 5.94% year-over-year."

Single family homes averaged 73 days on the market, a five-day decrease from last year. Condos saw a ten-day decrease at 83 days on the market while duplexes averaged 85 days on market, a five-day decrease from January 2019. Overall, all residential listings averaged 79 days on market, a 5.95% decrease year-over-year, and increased by ten days compared to the previous month.

### Contact:

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

780-453-9347  
780-293-6141  
780-453-9340

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| <b>MLS® System Activity 2019</b><br>(for all-residential sales in Edmonton CMA <sup>1</sup> ) | <b>January 2019</b> | <b>M/M %<br/>Change</b> | <b>Y/Y %<br/>Change</b> |
|---|---------------------|-------------------------|-------------------------|
| SFD <sup>2</sup> average <sup>3</sup> selling price – month                                   | \$413,954           | 0.64%                   | 2.52%                   |
| SFD median <sup>4</sup> selling price – month   | \$384,000           | 3.32%                   | -2.27%                  |
| Condominium average selling price   | \$204,355           | -9.95%                  | -5.94%                  |
| Condominium median selling price  | \$188,750           | -8.82%                  | -8.35%                  |
| All-residential <sup>5</sup> average selling price  | \$351,002           | -0.75%                  | 3.85%                   |
| All-residential median selling price  | \$335,000           | 1.82%                   | 0.60%                   |
| # residential listings this month   | 2,229               | 71.59%                  | -11.58%                 |
| # residential sales this month  | 799                 | -5.44%                  | 0.50%                   |
| # residential inventory at month end  | 6,252               | 4.64%                   | -11.76%                 |
| # Total <sup>6</sup> MLS® System sales this month   | 974                 | -0.92%                  | -1.02%                  |
| \$ Value Total residential sales this month   | 290,615,719         | -4.91%                  | 1.54%                   |
| \$ Value of total MLS® System sales – month   | 345,887,871         | -1.24%                  | 6.39%                   |
| \$ Value of total MLS® System sales - YTD   | 345,887,871         | -95.20%                 | 6.39%                   |

<sup>1</sup> Census Metropolitan Area (Edmonton and municipalities in the four surrounding counties)

<sup>2</sup> Single Family Dwelling

<sup>3</sup> Average: The total value of sales in a category divided by the number of properties sold

<sup>4</sup> Median: The middle figure in an ordered list of all sales prices

<sup>5</sup> Residential includes SFD, condos and duplex/row houses

<sup>6</sup> Includes residential, rural and commercial sales

<sup>3</sup>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 CMA<sup>1</sup>**  
**January 2020**

page 1

|                                      | 2020          | 2019          | 2018          | 2017          | 2016          |
|--------------------------------------|---------------|---------------|---------------|---------------|---------------|
| <b>Single Family Detached</b>        |               |               |               |               |               |
| New Listings / YTD                   | 1,239 / 1,239 | 1,393 / 1,393 | 1,331 / 1,331 | 1,165 / 1,165 | 1,371 / 1,371 |
| Sales / YTD                          | 493 / 493     | 469 / 469     | 551 / 551     | 506 / 506     | 394 / 394     |
| Sales to New Listings Ratio / YTD    | 40% / 40%     | 34% / 34%     | 41% / 41%     | 43% / 43%     | 29% / 29%     |
| Sales Volume                         | 204,079,313   | 189,369,395   | 237,071,733   | 213,073,174   | 165,012,990   |
| Sales Volume YTD                     | 204,079,313   | 189,369,395   | 237,071,733   | 213,073,174   | 165,012,990   |
| Average Sale Price                   | 413,954       | 403,773       | 430,257       | 421,093       | 418,815       |
| Average Sale Price YTD               | 413,954       | 403,773       | 430,257       | 421,093       | 418,815       |
| Median Sale Price                    | 384,000       | 392,900       | 390,000       | 390,000       | 390,000       |
| Median Sale Price YTD                | 384,000       | 392,900       | 390,000       | 390,000       | 390,000       |
| Average Days on Market / YTD         | 73 / 73       | 78 / 78       | 67 / 67       | 67 / 67       | 62 / 62       |
| Median Days on Market / YTD          | 59 / 59       | 66 / 66       | 56 / 56       | 57 / 57       | 50 / 50       |
| Average Days on Market (Cum.) / YTD  | 112 / 112     | 120 / 120     | 103 / 103     | 94 / 94       | 93 / 93       |
| Median Days on Market (Cum.) / YTD   | 92 / 92       | 95 / 95       | 83 / 83       | 74 / 74       | 71 / 71       |
| <b>Condominium</b>                   |               |               |               |               |               |
| New Listings / YTD                   | 704 / 704     | 754 / 754     | 894 / 894     | 822 / 822     | 798 / 798     |
| Sales / YTD                          | 186 / 186     | 214 / 214     | 264 / 264     | 228 / 228     | 244 / 244     |
| Sales to New Listings Ratio / YTD    | 26% / 26%     | 28% / 28%     | 30% / 30%     | 28% / 28%     | 31% / 31%     |
| Sales Volume                         | 38,010,019    | 46,491,199    | 60,708,276    | 55,977,694    | 56,806,537    |
| Sales Volume YTD                     | 38,010,019    | 46,491,199    | 60,708,276    | 55,977,694    | 56,806,537    |
| Average Sale Price                   | 204,355       | 217,249       | 229,956       | 245,516       | 232,814       |
| Average Sale Price YTD               | 204,355       | 217,249       | 229,956       | 245,516       | 232,814       |
| Median Sale Price                    | 188,750       | 205,950       | 208,500       | 226,500       | 225,000       |
| Median Sale Price YTD                | 188,750       | 205,950       | 208,500       | 226,500       | 225,000       |
| Average Days on Market / YTD         | 83 / 83       | 93 / 93       | 91 / 91       | 81 / 81       | 82 / 82       |
| Median Days on Market / YTD          | 70 / 70       | 77 / 77       | 78 / 78       | 71 / 71       | 66 / 66       |
| Average Days on Market (Cum.) / YTD  | 131 / 131     | 150 / 150     | 140 / 140     | 124 / 124     | 108 / 108     |
| Median Days on Market (Cum.) / YTD   | 92 / 92       | 121 / 121     | 111 / 111     | 106 / 106     | 92 / 92       |
| <b>Duplex/Rowhouse</b>               |               |               |               |               |               |
| New Listings / YTD                   | 214 / 214     | 268 / 268     | 247 / 247     | 208 / 208     | 235 / 235     |
| Sales / YTD                          | 95 / 95       | 97 / 97       | 98 / 98       | 80 / 80       | 55 / 55       |
| Sales to New Listings Ratio / YTD    | 44% / 44%     | 36% / 36%     | 40% / 40%     | 38% / 38%     | 23% / 23%     |
| Sales Volume                         | 32,187,387    | 31,239,024    | 34,125,096    | 28,515,524    | 18,045,851    |
| Sales Volume YTD                     | 32,187,387    | 31,239,024    | 34,125,096    | 28,515,524    | 18,045,851    |
| Average Sale Price                   | 338,815       | 322,052       | 348,215       | 356,444       | 328,106       |
| Average Sale Price YTD               | 338,815       | 322,052       | 348,215       | 356,444       | 328,106       |
| Median Sale Price                    | 315,000       | 315,000       | 326,500       | 336,250       | 327,000       |
| Median Sale Price YTD                | 315,000       | 315,000       | 326,500       | 336,250       | 327,000       |
| Average Days on Market / YTD         | 85 / 85       | 90 / 90       | 70 / 70       | 69 / 69       | 70 / 70       |
| Median Days on Market / YTD          | 75 / 75       | 74 / 74       | 60 / 60       | 59 / 59       | 65 / 65       |
| Average Days on Market (Cum.) / YTD  | 129 / 129     | 129 / 129     | 88 / 88       | 82 / 82       | 79 / 79       |
| Median Days on Market (Cum.) / YTD   | 102 / 102     | 94 / 94       | 78 / 78       | 70 / 70       | 76 / 76       |
| <b>Total Residential<sup>2</sup></b> |               |               |               |               |               |
| New Listings / YTD                   | 2,229 / 2,229 | 2,521 / 2,521 | 2,568 / 2,568 | 2,251 / 2,251 | 2,476 / 2,476 |
| Sales / YTD                          | 799 / 799     | 795 / 795     | 940 / 940     | 837 / 837     | 703 / 703     |
| Sales to New Listings Ratio / YTD    | 36% / 36%     | 32% / 32%     | 37% / 37%     | 37% / 37%     | 28% / 28%     |
| Sales Volume                         | 280,450,319   | 268,695,818   | 339,643,905   | 301,682,592   | 241,047,878   |
| Sales Volume YTD                     | 280,450,319   | 268,695,818   | 339,643,905   | 301,682,592   | 241,047,878   |
| Average Sale Price                   | 351,002       | 337,982       | 361,323       | 360,433       | 342,885       |
| Average Sale Price YTD               | 351,002       | 337,982       | 361,323       | 360,433       | 342,885       |
| Median Sale Price                    | 335,000       | 333,000       | 335,000       | 347,250       | 336,000       |
| Median Sale Price YTD                | 335,000       | 333,000       | 335,000       | 347,250       | 336,000       |
| Average Days on Market / YTD         | 79 / 79       | 84 / 84       | 75 / 75       | 72 / 72       | 70 / 70       |
| Median Days on Market / YTD          | 63 / 63       | 71 / 71       | 61 / 61       | 60 / 60       | 56 / 56       |
| Average Days on Market (Cum.) / YTD  | 121 / 121     | 129 / 129     | 113 / 113     | 101 / 101     | 97 / 97       |
| Median Days on Market (Cum.) / YTD   | 93 / 93       | 101 / 101     | 90 / 90       | 83 / 83       | 78 / 78       |

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

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

**5 Year Rural Activity  
Edmonton CMA<sup>1</sup>  
January 2020**

page 2

|  | 2020       | 2019       | 2018       | 2017       | 2016       |
|--|------------|------------|------------|------------|------------|
| <b>Acreage with Home</b>               |            |            |            |            |            |
| New Listings / YTD                     | 129 / 129  | 139 / 139  | 130 / 130  | 110 / 110  | 143 / 143  |
| Sales / YTD                            | 34 / 34    | 32 / 32    | 37 / 37    | 43 / 43    | 24 / 24    |
| Sales to New Listings Ratio / YTD      | 26% / 26%  | 23% / 23%  | 28% / 28%  | 39% / 39%  | 17% / 17%  |
| Sales Volume                           | 25,965,150 | 14,692,150 | 19,718,249 | 25,674,700 | 13,420,800 |
| Sales Volume YTD                       | 25,965,150 | 14,692,150 | 19,718,249 | 25,674,700 | 13,420,800 |
| Average Sale Price                     | 763,681    | 459,130    | 532,926    | 597,086    | 559,200    |
| Average Sale Price YTD                 | 763,681    | 459,130    | 532,926    | 597,086    | 559,200    |
| Median Sale Price                      | 581,250    | 431,500    | 480,000    | 550,000    | 539,500    |
| Median Sale Price YTD                  | 581,250    | 431,500    | 480,000    | 550,000    | 539,500    |
| Average Days on Market / YTD           | 112 / 112  | 79 / 79    | 131 / 131  | 115 / 115  | 75 / 75    |
| Median Days on Market / YTD            | 99 / 99    | 67 / 67    | 111 / 111  | 98 / 98    | 51 / 51    |
| Average Days on Market (Cum.) / YTD    | 224 / 224  | 144 / 144  | 194 / 194  | 168 / 168  | 121 / 121  |
| Median Days on Market (Cum.) / YTD     | 200 / 200  | 138 / 138  | 176 / 176  | 126 / 126  | 69 / 69    |
| <b>Vacant Acreage and Recreational</b> |            |            |            |            |            |
| New Listings / YTD                     | 55 / 55    | 43 / 43    | 44 / 44    | 25 / 25    | 42 / 42    |
| Sales / YTD                            | 13 / 13    | 9 / 9      | 13 / 13    | 11 / 11    | 8 / 8      |
| Sales to New Listings Ratio / YTD      | 24% / 24%  | 21% / 21%  | 30% / 30%  | 44% / 44%  | 19% / 19%  |
| Sales Volume                           | 7,096,314  | 1,877,000  | 2,142,000  | 3,616,375  | 1,680,200  |
| Sales Volume YTD                       | 7,096,314  | 1,877,000  | 2,142,000  | 3,616,375  | 1,680,200  |
| Average Sale Price                     | 545,870    | 208,556    | 164,769    | 328,761    | 210,025    |
| Average Sale Price YTD                 | 545,870    | 208,556    | 164,769    | 328,761    | 210,025    |
| Median Sale Price                      | 190,000    | 243,000    | 163,000    | 290,000    | 169,350    |
| Median Sale Price YTD                  | 190,000    | 243,000    | 163,000    | 290,000    | 169,350    |
| Average Days on Market / YTD           | 457 / 457  | 216 / 216  | 261 / 261  | 110 / 110  | 142 / 142  |
| Median Days on Market / YTD            | 418 / 418  | 209 / 209  | 199 / 199  | 65 / 65    | 93 / 93    |
| Average Days on Market (Cum.) / YTD    | 547 / 547  | 240 / 240  | 301 / 301  | 200 / 200  | 229 / 229  |
| Median Days on Market (Cum.) / YTD     | 418 / 418  | 223 / 223  | 247 / 247  | 214 / 214  | 101 / 101  |
| <b>Recreational with Home</b>          |            |            |            |            |            |
| New Listings / YTD                     | 2 / 2      | 0 / 0      | 2 / 2      | 0 / 0      | 2 / 2      |
| 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      |
| <b>Total Rural<sup>2</sup></b>         |            |            |            |            |            |
| New Listings / YTD                     | 186 / 186  | 182 / 182  | 176 / 176  | 135 / 135  | 187 / 187  |
| Sales / YTD                            | 47 / 47    | 41 / 41    | 50 / 50    | 54 / 54    | 32 / 32    |
| Sales to New Listings Ratio / YTD      | 25% / 25%  | 23% / 23%  | 28% / 28%  | 40% / 40%  | 17% / 17%  |
| Sales Volume                           | 33,061,464 | 16,569,150 | 21,860,249 | 29,291,075 | 15,101,000 |
| Sales Volume YTD                       | 33,061,464 | 16,569,150 | 21,860,249 | 29,291,075 | 15,101,000 |
| Average Sale Price                     | 703,435    | 404,126    | 437,205    | 542,427    | 471,906    |
| Average Sale Price YTD                 | 703,435    | 404,126    | 437,205    | 542,427    | 471,906    |
| Median Sale Price                      | 520,000    | 380,000    | 421,250    | 532,500    | 474,750    |
| Median Sale Price YTD                  | 520,000    | 380,000    | 421,250    | 532,500    | 474,750    |
| Average Days on Market / YTD           | 207 / 207  | 109 / 109  | 164 / 164  | 114 / 114  | 92 / 92    |
| Median Days on Market / YTD            | 120 / 120  | 69 / 69    | 132 / 132  | 92 / 92    | 65 / 65    |
| Average Days on Market (Cum.) / YTD    | 314 / 314  | 165 / 165  | 222 / 222  | 175 / 175  | 148 / 148  |
| Median Days on Market (Cum.) / YTD     | 219 / 219  | 142 / 142  | 198 / 198  | 132 / 132  | 83 / 83    |

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

<sup>2</sup> 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 CMA<sup>1</sup>**  
**January 2020**

page 3a

|                                     | 2020      | 2019      | 2018      | 2017      | 2016      |
|-------------------------------------|-----------|-----------|-----------|-----------|-----------|
| <b>Land</b>                         |           |           |           |           |           |
| New Listings / YTD                  | 6 / 6     | 24 / 24   | 12 / 12   | 11 / 11   | 9 / 9     |
| Sales / YTD                         | 0 / 0     | 4 / 4     | 1 / 1     | 3 / 3     | 0 / 0     |
| Sales to New Listings Ratio / YTD   | 0% / 0%   | 17% / 17% | 8% / 8%   | 27% / 27% | 0% / 0%   |
| Sales Volume                        | 0         | 3,352,799 | 1,090,000 | 1,500,000 | 0         |
| Sales Volume YTD                    | 0         | 3,352,799 | 1,090,000 | 1,500,000 | 0         |
| Average Sale Price                  | 0         | 838,200   | 1,090,000 | 500,000   | 0         |
| Average Sale Price YTD              | 0         | 838,200   | 1,090,000 | 500,000   | 0         |
| Median Sale Price                   | 0         | 898,381   | 1,090,000 | 375,000   | 0         |
| Median Sale Price YTD               | 0         | 898,381   | 1,090,000 | 375,000   | 0         |
| Average Days on Market / YTD        | 0 / 0     | 653 / 653 | 676 / 676 | 108 / 108 | 0 / 0     |
| Median Days on Market / YTD         | 0 / 0     | 843 / 843 | 676 / 676 | 138 / 138 | 0 / 0     |
| Average Days on Market (Cum.) / YTD | 0 / 0     | 653 / 653 | 676 / 676 | 477 / 477 | 0 / 0     |
| Median Days on Market (Cum.) / YTD  | 0 / 0     | 843 / 843 | 676 / 676 | 691 / 691 | 0 / 0     |
| <b>Investment</b>                   |           |           |           |           |           |
| New Listings / YTD                  | 25 / 25   | 20 / 20   | 29 / 29   | 24 / 24   | 25 / 25   |
| Sales / YTD                         | 5 / 5     | 4 / 4     | 5 / 5     | 5 / 5     | 2 / 2     |
| Sales to New Listings Ratio / YTD   | 20% / 20% | 20% / 20% | 17% / 17% | 21% / 21% | 8% / 8%   |
| Sales Volume                        | 7,945,000 | 3,575,000 | 2,148,500 | 5,973,300 | 690,000   |
| Sales Volume YTD                    | 7,945,000 | 3,575,000 | 2,148,500 | 5,973,300 | 690,000   |
| Average Sale Price                  | 1,589,000 | 893,750   | 429,700   | 1,194,660 | 345,000   |
| Average Sale Price YTD              | 1,589,000 | 893,750   | 429,700   | 1,194,660 | 345,000   |
| Median Sale Price                   | 1,600,000 | 963,500   | 340,000   | 512,000   | 345,000   |
| Median Sale Price YTD               | 1,600,000 | 963,500   | 340,000   | 512,000   | 345,000   |
| Average Days on Market / YTD        | 144 / 144 | 162 / 162 | 165 / 165 | 189 / 189 | 245 / 245 |
| Median Days on Market / YTD         | 99 / 99   | 122 / 122 | 196 / 196 | 164 / 164 | 245 / 245 |
| Average Days on Market (Cum.) / YTD | 144 / 144 | 311 / 311 | 184 / 184 | 189 / 189 | 404 / 404 |
| Median Days on Market (Cum.) / YTD  | 99 / 99   | 270 / 270 | 196 / 196 | 164 / 164 | 404 / 404 |
| <b>Multi Family</b>                 |           |           |           |           |           |
| New Listings / YTD                  | 4 / 4     | 12 / 12   | 5 / 5     | 3 / 3     | 1 / 1     |
| Sales / YTD                         | 1 / 1     | 3 / 3     | 0 / 0     | 0 / 0     | 0 / 0     |
| Sales to New Listings Ratio / YTD   | 25% / 25% | 25% / 25% | 0% / 0%   | 0% / 0%   | 0% / 0%   |
| Sales Volume                        | 1,150,000 | 2,900,000 | 0         | 0         | 0         |
| Sales Volume YTD                    | 1,150,000 | 2,900,000 | 0         | 0         | 0         |
| Average Sale Price                  | 1,150,000 | 966,667   | 0         | 0         | 0         |
| Average Sale Price YTD              | 1,150,000 | 966,667   | 0         | 0         | 0         |
| Median Sale Price                   | 1,150,000 | 690,000   | 0         | 0         | 0         |
| Median Sale Price YTD               | 1,150,000 | 690,000   | 0         | 0         | 0         |
| Average Days on Market / YTD        | 364 / 364 | 128 / 128 | 0 / 0     | 0 / 0     | 0 / 0     |
| Median Days on Market / YTD         | 364 / 364 | 135 / 135 | 0 / 0     | 0 / 0     | 0 / 0     |
| Average Days on Market (Cum.) / YTD | 364 / 364 | 128 / 128 | 0 / 0     | 0 / 0     | 0 / 0     |
| Median Days on Market (Cum.) / YTD  | 364 / 364 | 135 / 135 | 0 / 0     | 0 / 0     | 0 / 0     |
| <b>Hotel/Motel</b>                  |           |           |           |           |           |
| New Listings / YTD                  | 1 / 1     | 0 / 0     | 1 / 1     | 0 / 0     | 0 / 0     |
| Sales / YTD                         | 0 / 0     | 0 / 0     | 0 / 0     | 0 / 0     | 0 / 0     |
| Sales to New Listings Ratio / YTD   | 0% / 0%   | 0% / 0%   | 0% / 0%   | 0% / 0%   | 0% / 0%   |
| Sales Volume                        | 0         | 0         | 0         | 0         | 0         |
| Sales Volume YTD                    | 0         | 0         | 0         | 0         | 0         |
| Average Sale Price                  | 0         | 0         | 0         | 0         | 0         |
| Average Sale Price YTD              | 0         | 0         | 0         | 0         | 0         |
| Median Sale Price                   | 0         | 0         | 0         | 0         | 0         |
| Median Sale Price YTD               | 0         | 0         | 0         | 0         | 0         |
| Average Days on Market / YTD        | 0 / 0     | 0 / 0     | 0 / 0     | 0 / 0     | 0 / 0     |
| Median Days on Market / YTD         | 0 / 0     | 0 / 0     | 0 / 0     | 0 / 0     | 0 / 0     |
| 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     |

<sup>1</sup> 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 CMA<sup>1</sup>**  
**January 2020**

page 3b

|                                     | 2020      | 2019       | 2018      | 2017      | 2016      |
|-------------------------------------|-----------|------------|-----------|-----------|-----------|
| <b>Business</b>                     |           |            |           |           |           |
| New Listings / YTD                  | 19 / 19   | 25 / 25    | 27 / 27   | 22 / 22   | 24 / 24   |
| Sales / YTD                         | 3 / 3     | 4 / 4      | 5 / 5     | 1 / 1     | 3 / 3     |
| Sales to New Listings Ratio / YTD   | 16% / 16% | 16% / 16%  | 19% / 19% | 5% / 5%   | 13% / 13% |
| Sales Volume                        | 283,800   | 303,900    | 836,500   | 100,000   | 405,000   |
| Sales Volume YTD                    | 283,800   | 303,900    | 836,500   | 100,000   | 405,000   |
| Average Sale Price                  | 94,600    | 75,975     | 167,300   | 100,000   | 135,000   |
| Average Sale Price YTD              | 94,600    | 75,975     | 167,300   | 100,000   | 135,000   |
| Median Sale Price                   | 100,000   | 78,000     | 115,000   | 100,000   | 155,000   |
| Median Sale Price YTD               | 100,000   | 78,000     | 115,000   | 100,000   | 155,000   |
| Average Days on Market / YTD        | 75 / 75   | 182 / 182  | 63 / 63   | 69 / 69   | 206 / 206 |
| Median Days on Market / YTD         | 50 / 50   | 175 / 175  | 63 / 63   | 69 / 69   | 196 / 196 |
| Average Days on Market (Cum.) / YTD | 75 / 75   | 182 / 182  | 105 / 105 | 69 / 69   | 206 / 206 |
| Median Days on Market (Cum.) / YTD  | 50 / 50   | 175 / 175  | 69 / 69   | 69 / 69   | 196 / 196 |
| <b>Lease</b>                        |           |            |           |           |           |
| New Listings / YTD                  | 24 / 24   | 27 / 27    | 16 / 16   | 23 / 23   | 29 / 29   |
| Sales / YTD                         | 4 / 4     | 7 / 7      | 7 / 7     | 5 / 5     | 5 / 5     |
| Sales to New Listings Ratio / YTD   | 17% / 17% | 26% / 26%  | 44% / 44% | 22% / 22% | 17% / 17% |
| Sales Volume                        | 444,565   | 284,092    | 682,032   | 1,438,180 | 756,846   |
| Sales Volume YTD                    | 444,565   | 284,092    | 682,032   | 1,438,180 | 756,846   |
| Average Sale Price                  | 111,141   | 40,585     | 97,433    | 287,636   | 151,369   |
| Average Sale Price YTD              | 111,141   | 40,585     | 97,433    | 287,636   | 151,369   |
| Median Sale Price                   | 117,988   | 29,400     | 57,600    | 90,720    | 122,400   |
| Median Sale Price YTD               | 117,988   | 29,400     | 57,600    | 90,720    | 122,400   |
| Average Days on Market / YTD        | 112 / 112 | 104 / 104  | 188 / 188 | 201 / 201 | 63 / 63   |
| Median Days on Market / YTD         | 117 / 117 | 101 / 101  | 198 / 198 | 230 / 230 | 68 / 68   |
| Average Days on Market (Cum.) / YTD | 112 / 112 | 104 / 104  | 266 / 266 | 201 / 201 | 63 / 63   |
| Median Days on Market (Cum.) / YTD  | 117 / 117 | 101 / 101  | 198 / 198 | 230 / 230 | 68 / 68   |
| <b>Farms</b>                        |           |            |           |           |           |
| New Listings / YTD                  | 0 / 0     | 0 / 0      | 0 / 0     | 0 / 0     | 0 / 0     |
| Sales / YTD                         | 0 / 0     | 0 / 0      | 0 / 0     | 1 / 1     | 0 / 0     |
| Sales to New Listings Ratio / YTD   | 0% / 0%   | 0% / 0%    | 0% / 0%   | 0% / 0%   | 0% / 0%   |
| Sales Volume                        | 0         | 0          | 0         | 700,000   | 0         |
| Sales Volume YTD                    | 0         | 0          | 0         | 700,000   | 0         |
| Average Sale Price                  | 0         | 0          | 0         | 700,000   | 0         |
| Average Sale Price YTD              | 0         | 0          | 0         | 700,000   | 0         |
| Median Sale Price                   | 0         | 0          | 0         | 700,000   | 0         |
| Median Sale Price YTD               | 0         | 0          | 0         | 700,000   | 0         |
| Average Days on Market / YTD        | 0 / 0     | 0 / 0      | 0 / 0     | 523 / 523 | 0 / 0     |
| Median Days on Market / YTD         | 0 / 0     | 0 / 0      | 0 / 0     | 523 / 523 | 0 / 0     |
| Average Days on Market (Cum.) / YTD | 0 / 0     | 0 / 0      | 0 / 0     | 523 / 523 | 0 / 0     |
| Median Days on Market (Cum.) / YTD  | 0 / 0     | 0 / 0      | 0 / 0     | 523 / 523 | 0 / 0     |
| <b>Total Commercial<sup>2</sup></b> |           |            |           |           |           |
| New Listings / YTD                  | 80 / 80   | 108 / 108  | 90 / 90   | 83 / 83   | 88 / 88   |
| Sales / YTD                         | 13 / 13   | 22 / 22    | 18 / 18   | 15 / 15   | 10 / 10   |
| Sales to New Listings Ratio / YTD   | 16% / 16% | 20% / 20%  | 20% / 20% | 18% / 18% | 11% / 11% |
| Sales Volume                        | 9,823,365 | 10,415,791 | 4,757,032 | 9,711,480 | 1,851,846 |
| Sales Volume YTD                    | 9,823,365 | 10,415,791 | 4,757,032 | 9,711,480 | 1,851,846 |
| Average Sale Price                  | 755,643   | 473,445    | 264,280   | 647,432   | 185,185   |
| Average Sale Price YTD              | 755,643   | 473,445    | 264,280   | 647,432   | 185,185   |
| Median Sale Price                   | 196,650   | 115,600    | 180,900   | 375,000   | 153,940   |
| Median Sale Price YTD               | 196,650   | 115,600    | 180,900   | 375,000   | 153,940   |
| Average Days on Market / YTD        | 135 / 135 | 232 / 232  | 174 / 174 | 191 / 191 | 142 / 142 |
| Median Days on Market / YTD         | 100 / 100 | 131 / 131  | 150 / 150 | 163 / 163 | 78 / 78   |
| Average Days on Market (Cum.) / YTD | 135 / 135 | 259 / 259  | 221 / 221 | 265 / 265 | 174 / 174 |
| Median Days on Market (Cum.) / YTD  | 100 / 100 | 141 / 141  | 173 / 173 | 177 / 177 | 78 / 78   |

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

<sup>2</sup> 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)

page 10

## Edmonton CMA<sup>1</sup> and City of Edmonton

January 2020

| Year | Month     | CMA Residential <sup>2</sup> | CMA Rural <sup>3</sup> | CMA Commercial <sup>4</sup> | Edmonton Residential <sup>2</sup> | Edmonton Commercial <sup>4</sup> |
|------|-----------|------------------------------|------------------------|-----------------------------|-----------------------------------|----------------------------------|
| 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)                | 1,048 (81)             | 589 (22)                    | 5,620 (1,126)                     | 305 (20)                         |
|      | May       | 8,813 (1,964)                | 1,187 (121)            | 588 (31)                    | 6,260 (1,344)                     | 300 (20)                         |
|      | June      | 9,017 (1,994)                | 1,217 (137)            | 580 (24)                    | 6,434 (1,416)                     | 307 (10)                         |
|      | July      | 9,181 (1,740)                | 1,249 (122)            | 575 (23)                    | 6,602 (1,223)                     | 304 (19)                         |
|      | August    | 9,043 (1,635)                | 1,250 (113)            | 592 (10)                    | 6,535 (1,152)                     | 319 (7)                          |
|      | September | 8,742 (1,419)                | 1,196 (87)             | 573 (24)                    | 6,364 (1,000)                     | 320 (12)                         |
|      | October   | 8,074 (1,420)                | 1,052 (95)             | 575 (19)                    | 5,837 (1,033)                     | 322 (11)                         |
|      | November  | 7,359 (1,247)                | 961 (56)               | 601 (17)                    | 5,319 (936)                       | 341 (10)                         |
|      | December  | 6,049 (962)                  | 819 (51)               | 551 (17)                    | 4,335 (697)                       | 311 (14)                         |
| 2018 | January   | 6,485 (940)                  | 848 (50)               | 574 (18)                    | 4,595 (670)                       | 334 (10)                         |
|      | February  | 7,107 (1,107)                | 915 (50)               | 633 (22)                    | 5,031 (769)                       | 366 (16)                         |
|      | March     | 8,343 (1,379)                | 1,044 (66)             | 672 (27)                    | 5,845 (987)                       | 386 (20)                         |
|      | April     | 9,177 (1,657)                | 1,123 (91)             | 683 (26)                    | 6,442 (1,129)                     | 398 (16)                         |
|      | May       | 10,290 (1,904)               | 1,367 (106)            | 715 (21)                    | 7,294 (1,310)                     | 422 (14)                         |
|      | June      | 10,672 (1,801)               | 1,504 (120)            | 727 (19)                    | 7,682 (1,255)                     | 435 (8)                          |
|      | July      | 10,519 (1,722)               | 1,526 (121)            | 721 (28)                    | 7,603 (1,217)                     | 432 (20)                         |
|      | August    | 10,043 (1,677)               | 1,450 (124)            | 705 (27)                    | 7,293 (1,152)                     | 418 (21)                         |
|      | September | 9,431 (1,312)                | 1,304 (84)             | 681 (28)                    | 6,825 (922)                       | 405 (18)                         |
|      | October   | 8,735 (1,234)                | 1,189 (89)             | 676 (33)                    | 6,310 (853)                       | 396 (23)                         |
|      | November  | 8,082 (1,105)                | 1,054 (70)             | 685 (14)                    | 5,824 (796)                       | 402 (8)                          |
|      | December  | 6,698 (769)                  | 888 (35)               | 596 (24)                    | 4,771 (566)                       | 340 (15)                         |
| 2019 | January   | 7,085 (795)                  | 909 (41)               | 652 (22)                    | 5,012 (575)                       | 376 (16)                         |
|      | February  | 7,433 (976)                  | 949 (44)               | 681 (18)                    | 5,245 (710)                       | 387 (10)                         |
|      | March     | 8,291 (1,197)                | 1,079 (70)             | 727 (15)                    | 5,814 (849)                       | 418 (11)                         |
|      | April     | 8,998 (1,679)                | 1,232 (81)             | 729 (29)                    | 6,373 (1,148)                     | 430 (19)                         |
|      | May       | 9,526 (1,978)                | 1,342 (102)            | 786 (27)                    | 6,844 (1,361)                     | 459 (17)                         |
|      | June      | 9,454 (1,803)                | 1,415 (116)            | 744 (24)                    | 6,834 (1,259)                     | 426 (15)                         |
|      | July      | 9,104 (1,906)                | 1,443 (113)            | 749 (25)                    | 6,627 (1,326)                     | 434 (15)                         |
|      | August    | 8,826 (1,566)                | 1,405 (112)            | 730 (22)                    | 6,449 (1,104)                     | 412 (11)                         |
|      | September | 8,512 (1,380)                | 1,313 (100)            | 713 (21)                    | 6,258 (971)                       | 404 (15)                         |
|      | October   | 7,908 (1,326)                | 1,131 (90)             | 689 (30)                    | 5,832 (942)                       | 395 (16)                         |
|      | November  | 7,252 (1,100)                | 1,007 (59)             | 715 (13)                    | 5,345 (807)                       | 424 (8)                          |
|      | December  | 5,988 (845)                  | 859 (44)               | 640 (16)                    | 4,347 (602)                       | 376 (10)                         |
| 2020 | January   | 6,252 (799)                  | 891 (47)               | 654 (13)                    | 4,508 (581)                       | 382 (9)                          |

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

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

<sup>3</sup> 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.

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

## January 2020

|                               |         | 2020    | 2019    | 2018    | 2020 YTD | 2019 YTD | 2018 YTD |
|-------------------------------|---------|---------|---------|---------|----------|----------|----------|
| <b>Single Family Detached</b> |         |         |         |         |          |          |          |
| <b>Northwest</b>              | Sales   | 22      | 12      | 18      | 22       | 12       | 18       |
|                               | Average | 390,898 | 389,708 | 419,944 | 390,898  | 389,708  | 419,944  |
|                               | Median  | 350,625 | 347,500 | 355,000 | 350,625  | 347,500  | 355,000  |
| <b>North Central</b>          | Sales   | 79      | 82      | 85      | 79       | 82       | 85       |
|                               | Average | 359,554 | 353,613 | 375,957 | 359,554  | 353,613  | 375,957  |
|                               | Median  | 363,000 | 344,450 | 362,000 | 363,000  | 344,450  | 362,000  |
| <b>Northeast</b>              | Sales   | 21      | 24      | 24      | 21       | 24       | 24       |
|                               | Average | 301,167 | 365,192 | 294,079 | 301,167  | 365,192  | 294,079  |
|                               | Median  | 284,000 | 335,000 | 282,250 | 284,000  | 335,000  | 282,250  |
| <b>Central</b>                | Sales   | 13      | 14      | 14      | 13       | 14       | 14       |
|                               | Average | 234,212 | 172,286 | 260,164 | 234,212  | 172,286  | 260,164  |
|                               | Median  | 215,750 | 146,000 | 241,000 | 215,750  | 146,000  | 241,000  |
| <b>West</b>                   | Sales   | 28      | 23      | 34      | 28       | 23       | 34       |
|                               | Average | 536,627 | 476,689 | 444,356 | 536,627  | 476,689  | 444,356  |
|                               | Median  | 392,000 | 437,000 | 393,500 | 392,000  | 437,000  | 393,500  |
| <b>Southwest</b>              | Sales   | 41      | 34      | 39      | 41       | 34       | 39       |
|                               | Average | 525,575 | 490,431 | 616,737 | 525,575  | 490,431  | 616,737  |
|                               | Median  | 455,000 | 442,429 | 508,000 | 455,000  | 442,429  | 508,000  |
| <b>Southeast</b>              | Sales   | 61      | 62      | 75      | 61       | 62       | 75       |
|                               | Average | 383,452 | 403,917 | 410,337 | 383,452  | 403,917  | 410,337  |
|                               | Median  | 340,000 | 372,750 | 370,000 | 340,000  | 372,750  | 370,000  |
| <b>Anthony Henday</b>         | Sales   | 73      | 70      | 71      | 73       | 70       | 71       |
|                               | Average | 510,578 | 466,599 | 552,950 | 510,578  | 466,599  | 552,950  |
|                               | Median  | 441,750 | 437,959 | 468,888 | 441,750  | 437,959  | 468,888  |
| <b>City of Edmonton Total</b> | Sales   | 338     | 321     | 360     | 338      | 321      | 360      |
|                               | Average | 424,884 | 405,585 | 442,808 | 424,884  | 405,585  | 442,808  |
|                               | Median  | 378,350 | 387,500 | 393,250 | 378,350  | 387,500  | 393,250  |
| <b>Condominiums</b>           |         |         |         |         |          |          |          |
| <b>Northwest</b>              | Sales   | 3       | 6       | 5       | 3        | 6        | 5        |
|                               | Average | n/a     | 205,500 | 293,300 | n/a      | 205,500  | 293,300  |
|                               | Median  | n/a     | 165,500 | 280,000 | n/a      | 165,500  | 280,000  |
| <b>North Central</b>          | Sales   | 22      | 28      | 39      | 22       | 28       | 39       |
|                               | Average | 170,550 | 202,598 | 180,181 | 170,550  | 202,598  | 180,181  |
|                               | Median  | 160,500 | 220,000 | 178,000 | 160,500  | 220,000  | 178,000  |
| <b>Northeast</b>              | Sales   | 11      | 11      | 12      | 11       | 11       | 12       |
|                               | Average | 140,309 | 156,445 | 159,575 | 140,309  | 156,445  | 159,575  |
|                               | Median  | 151,500 | 154,900 | 150,000 | 151,500  | 154,900  | 150,000  |
| <b>Central</b>                | Sales   | 32      | 29      | 35      | 32       | 29       | 35       |
|                               | Average | 228,617 | 249,948 | 259,939 | 228,617  | 249,948  | 259,939  |
|                               | Median  | 250,000 | 239,000 | 195,000 | 250,000  | 239,000  | 195,000  |
| <b>West</b>                   | Sales   | 19      | 17      | 25      | 19       | 17       | 25       |
|                               | Average | 190,853 | 207,629 | 177,384 | 190,853  | 207,629  | 177,384  |
|                               | Median  | 174,000 | 181,000 | 162,000 | 174,000  | 181,000  | 162,000  |
| <b>Southwest</b>              | Sales   | 28      | 24      | 42      | 28       | 24       | 42       |
|                               | Average | 223,693 | 225,617 | 266,762 | 223,693  | 225,617  | 266,762  |
|                               | Median  | 201,250 | 206,500 | 253,750 | 201,250  | 206,500  | 253,750  |
| <b>Southeast</b>              | Sales   | 24      | 30      | 30      | 24       | 30       | 30       |
|                               | Average | 173,018 | 180,743 | 196,248 | 173,018  | 180,743  | 196,248  |
|                               | Median  | 151,500 | 175,500 | 172,125 | 151,500  | 175,500  | 172,125  |
| <b>Anthony Henday</b>         | Sales   | 22      | 36      | 37      | 22       | 36       | 37       |
|                               | Average | 232,159 | 226,628 | 251,279 | 232,159  | 226,628  | 251,279  |
|                               | Median  | 229,000 | 226,000 | 230,000 | 229,000  | 226,000  | 230,000  |
| <b>City of Edmonton Total</b> | Sales   | 161     | 181     | 225     | 161      | 181      | 225      |
|                               | Average | 200,958 | 212,158 | 223,687 | 200,958  | 212,158  | 223,687  |
|                               | Median  | 182,000 | 197,500 | 205,000 | 182,000  | 197,500  | 205,000  |

n/a = insufficient data



January 2020

|                          |                     | 2020      | 2019      | 2018      | 2020 YTD  | 2019 YTD  | 2018 YTD  |
|--------------------------|---------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Barrhead</b>          | Sales               | 2         | 4         | 3         | 2         | 4         | 3         |
|                          | Sales Volume        | n/a       | n/a       | n/a       | n/a       | n/a       | n/a       |
|                          | Average Price       | n/a       | n/a       | n/a       | n/a       | n/a       | n/a       |
|                          | Median Price        | n/a       | n/a       | n/a       | n/a       | n/a       | n/a       |
| <b>Beaumont</b>          | Sales               | 15        | 13        | 19        | 15        | 13        | 19        |
|                          | Sales Volume        | 6,023,900 | 5,580,250 | 8,592,800 | 6,023,900 | 5,580,250 | 8,592,800 |
|                          | Average Price       | 401,593   | 429,250   | 452,253   | 401,593   | 429,250   | 452,253   |
|                          | Median Price        | 384,000   | 430,000   | 450,000   | 384,000   | 430,000   | 450,000   |
| <b>Bonnyville</b>        | Sales               | 5         | 5         | 7         | 5         | 5         | 7         |
|                          | Sales Volume        | 831,500   | 677,000   | 1,448,000 | 831,500   | 677,000   | 1,448,000 |
|                          | Average Price       | 166,300   | 135,400   | 206,857   | 166,300   | 135,400   | 206,857   |
|                          | Median Price        | 213,000   | 186,000   | 214,000   | 213,000   | 186,000   | 214,000   |
| <b>Cold Lake</b>         | Sales               | 8         | 19        | 13        | 8         | 19        | 13        |
|                          | Sales Volume        | 1,877,500 | 5,491,000 | 2,903,500 | 1,877,500 | 5,491,000 | 2,903,500 |
|                          | Average Price       | 234,688   | 289,000   | 223,346   | 234,688   | 289,000   | 223,346   |
|                          | Median Price        | 191,750   | 310,000   | 227,500   | 191,750   | 310,000   | 227,500   |
| <b>Devon</b>             | Sales               | 3         | 2         | 7         | 3         | 2         | 7         |
|                          | Sales Volume        | n/a       | n/a       | 1,765,500 | n/a       | n/a       | 1,765,500 |
|                          | Average Price       | n/a       | n/a       | 252,214   | n/a       | n/a       | 252,214   |
|                          | Median Price        | n/a       | n/a       | 251,500   | n/a       | n/a       | 251,500   |
| <b>Drayton Valley</b>    | Sales               | 6         | 4         | 8         | 6         | 4         | 8         |
|                          | Sales Volume        | 1,149,500 | n/a       | 1,754,000 | 1,149,500 | n/a       | 1,754,000 |
|                          | Average Price       | 191,583   | n/a       | 219,250   | 191,583   | n/a       | 219,250   |
|                          | Median Price        | 231,000   | n/a       | 226,000   | 231,000   | n/a       | 226,000   |
| <b>Fort Saskatchewan</b> | SFD Sales           | 17        | 10        | 11        | 17        | 10        | 11        |
|                          | SFD Average Price   | 371,300   | 402,550   | 409,727   | 371,300   | 402,550   | 409,727   |
|                          | SFD Median Price    | 370,000   | 383,750   | 372,000   | 370,000   | 383,750   | 372,000   |
|                          | Condo Sales         | 2         | 3         | 1         | 2         | 3         | 1         |
|                          | Condo Average Price | n/a       | n/a       | n/a       | n/a       | n/a       | n/a       |
|                          | Condo Median Price  | n/a       | n/a       | n/a       | n/a       | n/a       | n/a       |
| <b>Gibbons</b>           | Total Sales Volume  | 8,859,500 | 5,625,300 | 6,867,400 | 8,859,500 | 5,625,300 | 6,867,400 |
|                          | Sales               | 2         | 4         | 1         | 2         | 4         | 1         |
|                          | Sales Volume        | n/a       | n/a       | n/a       | n/a       | n/a       | n/a       |
|                          | Average Price       | n/a       | n/a       | n/a       | n/a       | n/a       | n/a       |
|                          | Median Price        | n/a       | n/a       | n/a       | n/a       | n/a       | n/a       |
|                          |                     |           |           |           |           |           |           |
| <b>Leduc</b>             | SFD Sales           | 15        | 20        | 20        | 15        | 20        | 20        |
|                          | SFD Average Price   | 397,850   | 383,258   | 358,400   | 397,850   | 383,258   | 358,400   |
|                          | SFD Median Price    | 400,000   | 364,750   | 362,500   | 400,000   | 364,750   | 362,500   |
|                          | Condo Sales         | 1         | 2         | 3         | 1         | 2         | 3         |
|                          | Condo Average Price | n/a       | n/a       | n/a       | n/a       | n/a       | n/a       |
|                          | Condo Median Price  | n/a       | n/a       | n/a       | n/a       | n/a       | n/a       |
|                          | Total Sales Volume  | 7,616,250 | 9,729,150 | 9,262,512 | 7,616,250 | 9,729,150 | 9,262,512 |

n/a = insufficient data

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

January 2020

|                      |                     | 2020       | 2019       | 2018       | 2020 YTD   | 2019 YTD   | 2018 YTD   |
|----------------------|---------------------|------------|------------|------------|------------|------------|------------|
| <b>Morinville</b>    | Sales               | 1          | 10         | 9          | 1          | 10         | 9          |
|                      | Sales Volume        | n/a        | 2,891,000  | 3,144,000  | n/a        | 2,891,000  | 3,144,000  |
|                      | Average Price       | n/a        | 289,100    | 349,333    | n/a        | 289,100    | 349,333    |
|                      | Median Price        | n/a        | 280,000    | 360,000    | n/a        | 280,000    | 360,000    |
| <b>Sherwood Park</b> | SFD Sales           | 38         | 39         | 36         | 38         | 39         | 36         |
|                      | SFD Average Price   | 425,558    | 434,135    | 442,205    | 425,558    | 434,135    | 442,205    |
|                      | SFD Median Price    | 416,000    | 410,000    | 419,750    | 416,000    | 410,000    | 419,750    |
|                      | Condo Sales         | 6          | 13         | 11         | 6          | 13         | 11         |
|                      | Condo Average Price | 291,991    | 277,358    | 290,045    | 291,991    | 277,358    | 290,045    |
|                      | Condo Median Price  | 292,500    | 255,000    | 299,250    | 292,500    | 255,000    | 299,250    |
|                      | Total Sales Volume  | 19,423,148 | 21,289,400 | 20,975,379 | 19,423,148 | 21,289,400 | 20,975,379 |
| <b>Spruce Grove</b>  | SFD Sales           | 13         | 13         | 22         | 13         | 13         | 22         |
|                      | SFD Average Price   | 348,786    | 382,485    | 370,956    | 348,786    | 382,485    | 370,956    |
|                      | SFD Median Price    | 345,000    | 378,000    | 324,569    | 345,000    | 378,000    | 324,569    |
|                      | Condo Sales         | 3          | 3          | 4          | 3          | 3          | 4          |
|                      | Condo Average Price | n/a        | n/a        | n/a        | n/a        | n/a        | n/a        |
|                      | Condo Median Price  | n/a        | n/a        | n/a        | n/a        | n/a        | n/a        |
|                      | Total Sales Volume  | 9,018,544  | 8,667,000  | 11,526,843 | 9,018,544  | 8,667,000  | 11,526,843 |
| <b>St. Albert</b>    | SFD Sales           | 36         | 26         | 45         | 36         | 26         | 45         |
|                      | SFD Average Price   | 444,919    | 451,360    | 495,637    | 444,919    | 451,360    | 495,637    |
|                      | SFD Median Price    | 419,750    | 414,625    | 450,000    | 419,750    | 414,625    | 450,000    |
|                      | Condo Sales         | 8          | 9          | 13         | 8          | 9          | 13         |
|                      | Condo Average Price | 206,550    | 265,611    | 307,547    | 206,550    | 265,611    | 307,547    |
|                      | Condo Median Price  | 194,325    | 240,500    | 258,500    | 194,325    | 240,500    | 258,500    |
|                      | Total Sales Volume  | 18,242,501 | 15,175,390 | 26,301,765 | 18,242,501 | 15,175,390 | 26,301,765 |
| <b>St. Paul</b>      | Sales               | 5          | 4          | 5          | 5          | 4          | 5          |
|                      | Sales Volume        | 906,000    | n/a        | 1,109,000  | 906,000    | n/a        | 1,109,000  |
|                      | Average Price       | 181,200    | n/a        | 221,800    | 181,200    | n/a        | 221,800    |
|                      | Median Price        | 80,000     | n/a        | 259,000    | 80,000     | n/a        | 259,000    |
| <b>Stony Plain</b>   | Sales               | 14         | 16         | 21         | 14         | 16         | 21         |
|                      | Sales Volume        | 4,174,336  | 5,242,400  | 5,966,536  | 4,174,336  | 5,242,400  | 5,966,536  |
|                      | Average Price       | 298,167    | 327,650    | 284,121    | 298,167    | 327,650    | 284,121    |
|                      | Median Price        | 283,750    | 330,500    | 315,000    | 283,750    | 330,500    | 315,000    |
| <b>Vegreville</b>    | Sales               | 5          | 6          | 2          | 5          | 6          | 2          |
|                      | Sales Volume        | 931,500    | 1,439,400  | n/a        | 931,500    | 1,439,400  | n/a        |
|                      | Average Price       | 186,300    | 239,900    | n/a        | 186,300    | 239,900    | n/a        |
|                      | Median Price        | 130,500    | 262,500    | n/a        | 130,500    | 262,500    | n/a        |
| <b>Westlock</b>      | Sales               | 3          | 2          | 5          | 3          | 2          | 5          |
|                      | Sales Volume        | n/a        | n/a        | 1,095,500  | n/a        | n/a        | 1,095,500  |
|                      | Average Price       | n/a        | n/a        | 219,100    | n/a        | n/a        | 219,100    |
|                      | Median Price        | n/a        | n/a        | 165,000    | n/a        | n/a        | 165,000    |
| <b>Wetaskiwin</b>    | Sales               | 7          | 10         | 9          | 7          | 10         | 9          |
|                      | Sales Volume        | 1,175,000  | 2,306,400  | 1,820,500  | 1,175,000  | 2,306,400  | 1,820,500  |
|                      | Average Price       | 167,857    | 230,640    | 202,278    | 167,857    | 230,640    | 202,278    |
|                      | Median Price        | 230,000    | 230,700    | 190,000    | 230,000    | 230,700    | 190,000    |

n/a = insufficient data

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

January 2020

|  |              | 2020       | 2019      | 2018       | 2020 YTD   | 2019 YTD  | 2018 YTD   |
|--|--------------|------------|-----------|------------|------------|-----------|------------|
| <b>Rural<sup>1</sup> Sales by County</b> |              |            |           |            |            |           |            |
| <b>Athabasca County</b>                  | Sales        | 1          | 3         | 2          | 1          | 3         | 2          |
|  | Sales Volume | n/a        | n/a       | n/a        | n/a        | n/a       | n/a        |
| <b>Bonnyville M.D.</b>                   | Sales        | 7          | 5         | 4          | 7          | 5         | 4          |
|  | Sales Volume | 1,564,000  | 1,623,000 | n/a        | 1,564,000  | 1,623,000 | n/a        |
| <b>Lac la Biche County</b>               | Sales        | 0          | 0         | 0          | 0          | 0         | 0          |
|  | Sales Volume | n/a        | n/a       | n/a        | n/a        | n/a       | n/a        |
| <b>Lac Ste. Anne County</b>              | Sales        | 0          | 0         | 0          | 0          | 0         | 0          |
|  | Sales Volume | n/a        | n/a       | n/a        | n/a        | n/a       | n/a        |
| <b>Leduc County</b>                      | Sales        | 10         | 7         | 7          | 10         | 7         | 7          |
|  | Sales Volume | 11,633,250 | 2,729,900 | 2,472,000  | 11,633,250 | 2,729,900 | 2,472,000  |
| <b>Parkland County</b>                   | Sales        | 13         | 18        | 15         | 13         | 18        | 15         |
|  | Sales Volume | 5,678,300  | 6,107,750 | 6,047,749  | 5,678,300  | 6,107,750 | 6,047,749  |
| <b>Smoky Lake County</b>                 | Sales        | 3          | 1         | 0          | 3          | 1         | 0          |
|  | Sales Volume | n/a        | n/a       | n/a        | n/a        | n/a       | n/a        |
| <b>St. Paul County</b>                   | Sales        | 5          | 6         | 3          | 5          | 6         | 3          |
|  | Sales Volume | 800,500    | 870,500   | n/a        | 800,500    | 870,500   | n/a        |
| <b>Strathcona County</b>                 | Sales        | 15         | 10        | 19         | 15         | 10        | 19         |
|  | Sales Volume | 9,372,000  | 4,912,500 | 10,064,000 | 9,372,000  | 4,912,500 | 10,064,000 |
| <b>Sturgeon County</b>                   | Sales        | 9          | 6         | 9          | 9          | 6         | 9          |
|  | Sales Volume | 6,377,914  | 2,819,000 | 3,276,500  | 6,377,914  | 2,819,000 | 3,276,500  |
| <b>Thorhild County</b>                   | Sales        | 0          | 1         | 0          | 0          | 1         | 0          |
|  | Sales Volume | n/a        | n/a       | n/a        | n/a        | n/a       | n/a        |
| <b>Two Hills County</b>                  | Sales        | 2          | 0         | 2          | 2          | 0         | 2          |
|  | Sales Volume | n/a        | n/a       | n/a        | n/a        | n/a       | n/a        |
| <b>Vermilion River County</b>            | Sales        | 0          | 1         | 0          | 0          | 1         | 0          |
|  | Sales Volume | n/a        | n/a       | n/a        | n/a        | n/a       | n/a        |

n/a = insufficient data

<sup>1</sup> 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.

January 2020

|   |              | 2020 | 2019 | 2018 | 2020 YTD | 2019 YTD | 2018 YTD |
|---|--------------|------|------|------|----------|----------|----------|
| <b>Commercial<sup>1</sup> Sales by County</b> |              |      |      |      |          |          |          |
| <b>Athabasca County</b>                       | Sales        | 0    | 0    | 0    | 0        | 0        | 0        |
|   | Sales Volume | n/a  | n/a  | n/a  | n/a      | n/a      | n/a      |
| <b>Bonnyville M.D.</b>                        | Sales        | 1    | 0    | 1    | 1        | 0        | 1        |
|   | Sales Volume | n/a  | n/a  | n/a  | n/a      | n/a      | n/a      |
| <b>Lac la Biche County</b>                    | Sales        | 0    | 0    | 0    | 0        | 0        | 0        |
|   | Sales Volume | n/a  | n/a  | n/a  | n/a      | n/a      | n/a      |
| <b>Lac Ste. Anne County</b>                   | Sales        | 0    | 0    | 0    | 0        | 0        | 0        |
|   | Sales Volume | n/a  | n/a  | n/a  | n/a      | n/a      | n/a      |
| <b>Leduc County</b>                           | Sales        | 0    | 0    | 0    | 0        | 0        | 0        |
|   | Sales Volume | n/a  | n/a  | n/a  | n/a      | n/a      | n/a      |
| <b>Parkland County</b>                        | Sales        | 0    | 0    | 1    | 0        | 0        | 1        |
|   | Sales Volume | n/a  | n/a  | n/a  | n/a      | n/a      | n/a      |
| <b>Smoky Lake County</b>                      | Sales        | 1    | 0    | 0    | 1        | 0        | 0        |
|   | Sales Volume | n/a  | n/a  | n/a  | n/a      | n/a      | n/a      |
| <b>St. Paul County</b>                        | Sales        | 1    | 1    | 0    | 1        | 1        | 0        |
|   | Sales Volume | n/a  | n/a  | n/a  | n/a      | n/a      | n/a      |
| <b>Strathcona County</b>                      | Sales        | 0    | 0    | 0    | 0        | 0        | 0        |
|   | Sales Volume | n/a  | n/a  | n/a  | n/a      | n/a      | n/a      |
| <b>Sturgeon County</b>                        | Sales        | 0    | 0    | 0    | 0        | 0        | 0        |
|   | Sales Volume | n/a  | n/a  | n/a  | n/a      | n/a      | n/a      |
| <b>Thorhild County</b>                        | Sales        | 0    | 0    | 0    | 0        | 0        | 0        |
|   | Sales Volume | n/a  | n/a  | n/a  | n/a      | n/a      | n/a      |
| <b>Two Hills County</b>                       | Sales        | 0    | 0    | 0    | 0        | 0        | 0        |
|   | Sales Volume | n/a  | n/a  | n/a  | n/a      | n/a      | n/a      |
| <b>Vermilion River County</b>                 | Sales        | 0    | 0    | 0    | 0        | 0        | 0        |
|   | Sales Volume | n/a  | n/a  | n/a  | n/a      | n/a      | n/a      |

n/a = insufficient data

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