

Media Release

Average Residential Prices up 1.86% compared to last year.

Edmonton, September 2, 2020: Total residential unit sales in the Edmonton Census Metropolitan Area (CMA) real estate market for August 2020 increased 20.11% compared to August 2019 and decreased 13.16% from July 2020. The number of new residential listings is down year over year, decreasing 3.96% from August 2019. New residential listings are down month over month, decreasing 9.28% from July 2020. Overall inventory in the Edmonton CMA fell 14.6% from August of last year and decreased 5.95% from July 2020.

For the month of August, single family home unit sales are up 22.98% from August 2019 and down 12.39% from July 2020. Condo unit sales decreased 0.97% from August 2019 and decreased 17.41% from July 2020.

All residential average prices are up to \$374,409, a 1.86% increase from August 2019, and up 1.24% from July 2020. Single family homes sold for an average of \$439,605, a 1.01% year-over-year increase from August 2019, and a 0.79% increase from July 2020. Condominiums sold for an average of \$229,172, a 2.23% decrease year-over-year, and prices are up 1.79% compared to July 2020. Duplex prices dropped 3.48% from August 2019, selling at \$342,169, which was a 3.07% increase from July 2020.

“The Edmonton market prices have seen an increase in year-over-year unit sales, compared to a month to month sales decrease,” says REALTORS® Association of Edmonton Chair Jennifer Lucas. “There have also been more sales of single-family homes compared to August of last year, while we’ve seen less sales in the condo and duplex market. Single family home pricing increased 1.01%, duplexes are down 3.48%, and condos are down 2.23% year-over-year.”

Single family homes averaged 46 days on the market, an eleven-day decrease from last year. Condos decreased to an average of 65 days on the market while duplexes averaged 51 days on market, a ten-day decrease compared to August 2019. Overall, all residential listings averaged 52 days on market, decreasing by 10 days on market year-over-year and two days compared to the previous month.

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MLS® System Activity 2020 (for all-residential sales in Edmonton CMA ¹)	August 2020	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$439,605	0.79%	1.01%
SFD median ⁴ selling price – month	\$410,000	2.37%	4.13%
Condominium average selling price	\$229,172	1.79%	-2.23%
Condominium median selling price	\$215,000	4.88%	-1.49%
All-residential ⁵ average selling price	\$374,409	1.24%	1.86%
All-residential median selling price	\$355,000	1.43%	2.90%
# residential listings this month	2,864	-9.28%	-3.96%
# residential sales this month	1,881	-13.16%	20.11%
# residential inventory at month end	7,553	-5.95%	-14.60%
# Total ⁶ MLS® System sales this month	2,386	-12.09%	24.79%
\$ Value Total residential sales this month	734,270,436	-12.31%	22.89%
\$ Value of total MLS® System sales – month	881,157,557	-12.33%	23.33%
\$ Value of total MLS® System sales - YTD	5,010,980,492	21.29%	-3.82%

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
August 2020**

	2020	2019	2018	2017	2016
Single Family Detached					
New Listings / YTD	1,634 / 12,286	1,763 / 14,407	1,922 / 15,678	1,750 / 13,989	1,651 / 13,919
Sales / YTD	1,188 / 6,935	966 / 7,475	1,066 / 7,621	1,002 / 7,778	1,038 / 7,790
Sales to New Listings Ratio / YTD	73% / 56%	55% / 52%	55% / 49%	57% / 56%	63% / 56%
Sales Volume	522,250,631	420,410,630	453,186,999	441,903,976	452,585,574
Sales Volume YTD	2,941,495,673	3,194,844,228	3,335,156,735	3,436,916,470	3,408,480,777
Average Sale Price	439,605	435,208	425,129	441,022	436,017
Average Sale Price YTD	424,152	427,404	437,627	441,877	437,546
Median Sale Price	410,000	393,750	387,250	399,700	405,000
Median Sale Price YTD	391,000	394,000	400,000	405,900	406,503
Average Days on Market / YTD	46 / 55	57 / 58	58 / 53	50 / 50	49 / 50
Median Days on Market / YTD	29 / 35	43 / 41	45 / 37	36 / 33	35 / 36
Average Days on Market (Cum.) / YTD	74 / 88	89 / 91	82 / 79	73 / 71	71 / 75
Median Days on Market (Cum.) / YTD	35 / 48	58 / 55	55 / 48	49 / 41	46 / 47
Condominium					
New Listings / YTD	850 / 6,494	841 / 6,836	868 / 8,198	1,023 / 8,399	898 / 7,732
Sales / YTD	408 / 2,497	412 / 2,925	426 / 3,113	415 / 3,183	467 / 3,242
Sales to New Listings Ratio / YTD	48% / 38%	49% / 43%	49% / 38%	41% / 38%	52% / 42%
Sales Volume	93,502,062	96,571,792	105,324,593	101,256,472	120,868,329
Sales Volume YTD	547,303,744	668,661,180	756,638,329	805,407,307	828,793,396
Average Sale Price	229,172	234,398	247,241	243,991	258,819
Average Sale Price YTD	219,185	228,602	243,058	253,034	255,643
Median Sale Price	215,000	218,250	225,750	228,500	240,000
Median Sale Price YTD	203,500	214,500	224,000	234,000	238,000
Average Days on Market / YTD	65 / 69	74 / 73	73 / 71	67 / 65	62 / 61
Median Days on Market / YTD	47 / 50	57 / 55	58 / 53	56 / 49	53 / 48
Average Days on Market (Cum.) / YTD	109 / 112	111 / 113	117 / 111	101 / 98	88 / 90
Median Days on Market (Cum.) / YTD	63 / 75	75 / 75	83 / 77	78 / 69	68 / 63
Duplex/Rowhouse					
New Listings / YTD	299 / 2,266	269 / 2,324	316 / 2,445	311 / 2,226	230 / 2,137
Sales / YTD	240 / 1,335	152 / 1,259	159 / 1,236	187 / 1,295	161 / 1,239
Sales to New Listings Ratio / YTD	80% / 59%	57% / 54%	50% / 51%	60% / 58%	70% / 58%
Sales Volume	82,120,543	53,887,016	52,671,457	66,477,449	55,359,193
Sales Volume YTD	440,998,544	421,150,359	423,145,804	453,150,057	428,730,339
Average Sale Price	342,169	354,520	331,267	355,494	343,846
Average Sale Price YTD	330,336	334,512	342,351	349,923	346,029
Median Sale Price	325,000	329,500	322,000	332,500	325,500
Median Sale Price YTD	320,000	322,500	329,000	334,000	331,500
Average Days on Market / YTD	51 / 63	61 / 69	63 / 60	63 / 63	56 / 59
Median Days on Market / YTD	42 / 48	54 / 51	51 / 46	50 / 47	37 / 45
Average Days on Market (Cum.) / YTD	81 / 96	84 / 103	81 / 81	77 / 78	74 / 77
Median Days on Market (Cum.) / YTD	49 / 63	64 / 68	64 / 56	61 / 55	48 / 55
Total Residential²					
New Listings / YTD	2,864 / 21,658	2,982 / 24,334	3,197 / 27,090	3,161 / 25,249	2,857 / 24,510
Sales / YTD	1,881 / 11,007	1,566 / 11,902	1,678 / 12,191	1,635 / 12,491	1,700 / 12,473
Sales to New Listings Ratio / YTD	66% / 51%	53% / 49%	52% / 45%	52% / 49%	60% / 51%
Sales Volume	704,264,136	575,633,216	615,794,526	615,073,247	636,596,482
Sales Volume YTD	3,964,439,800	4,321,451,067	4,558,345,129	4,740,306,986	4,705,774,697
Average Sale Price	374,409	367,582	366,981	376,192	374,469
Average Sale Price YTD	360,174	363,086	373,911	379,498	377,277
Median Sale Price	355,000	345,000	345,050	350,000	351,000
Median Sale Price YTD	345,000	346,000	352,500	357,500	359,000
Average Days on Market / YTD	52 / 61	62 / 64	63 / 59	57 / 56	55 / 55
Median Days on Market / YTD	34 / 41	49 / 47	49 / 42	44 / 39	40 / 40
Average Days on Market (Cum.) / YTD	84 / 96	95 / 98	92 / 88	81 / 80	78 / 80
Median Days on Market (Cum.) / YTD	45 / 56	64 / 61	64 / 55	57 / 49	53 / 52

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

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

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

	2020	2019	2018	2017	2016
Acres with Home					
New Listings / YTD	203 / 1,585	184 / 1,724	180 / 1,756	201 / 1,584	184 / 1,542
Sales / YTD	138 / 669	98 / 562	92 / 569	97 / 633	91 / 633
Sales to New Listings Ratio / YTD	68% / 42%	53% / 33%	51% / 32%	48% / 40%	49% / 41%
Sales Volume	79,094,407	54,360,010	53,352,887	58,406,868	49,471,900
Sales Volume YTD	384,673,832	323,449,665	329,677,571	380,424,784	362,793,395
Average Sale Price	573,148	554,694	579,923	602,133	543,647
Average Sale Price YTD	574,998	575,533	579,398	600,987	573,133
Median Sale Price	540,000	556,500	522,500	568,000	532,500
Median Sale Price YTD	522,500	521,750	530,500	568,000	548,000
Average Days on Market / YTD	77 / 82	86 / 82	79 / 77	74 / 83	88 / 76
Median Days on Market / YTD	57 / 56	78 / 59	61 / 51	63 / 53	54 / 51
Average Days on Market (Cum.) / YTD	108 / 139	118 / 126	121 / 123	102 / 122	130 / 114
Median Days on Market (Cum.) / YTD	67 / 84	88 / 75	72 / 71	74 / 69	71 / 66
Vacant Acreage and Recreational					
New Listings / YTD	60 / 449	44 / 450	42 / 511	59 / 434	50 / 489
Sales / YTD	28 / 137	14 / 108	28 / 147	15 / 151	20 / 145
Sales to New Listings Ratio / YTD	47% / 31%	32% / 24%	67% / 29%	25% / 35%	40% / 30%
Sales Volume	7,304,025	5,109,627	8,622,949	4,176,975	6,933,300
Sales Volume YTD	41,272,905	32,161,877	45,276,185	37,726,080	38,193,305
Average Sale Price	260,858	364,973	307,962	278,465	346,665
Average Sale Price YTD	301,262	297,795	308,001	249,842	263,402
Median Sale Price	235,000	216,400	261,500	149,000	223,750
Median Sale Price YTD	225,000	210,000	245,000	205,000	188,000
Average Days on Market / YTD	106 / 202	166 / 179	160 / 171	187 / 156	93 / 170
Median Days on Market / YTD	79 / 86	134 / 112	141 / 122	91 / 100	86 / 101
Average Days on Market (Cum.) / YTD	232 / 284	205 / 257	186 / 204	238 / 240	145 / 269
Median Days on Market (Cum.) / YTD	135 / 137	134 / 128	171 / 148	126 / 129	92 / 138
Recreational with Home					
New Listings / YTD	1 / 12	0 / 20	2 / 20	0 / 21	4 / 29
Sales / YTD	1 / 4	0 / 8	4 / 12	1 / 9	1 / 9
Sales to New Listings Ratio / YTD	100% / 33%	0% / 40%	200% / 60%	0% / 43%	25% / 31%
Sales Volume	420,000	0	1,713,500	460,000	305,000
Sales Volume YTD	1,081,000	2,102,500	4,432,049	3,441,900	4,039,000
Average Sale Price	420,000	0	428,375	460,000	305,000
Average Sale Price YTD	270,250	262,813	369,337	382,433	448,778
Median Sale Price	420,000	0	406,250	460,000	305,000
Median Sale Price YTD	273,000	236,750	317,500	408,000	450,000
Average Days on Market / YTD	289 / 159	0 / 70	101 / 100	88 / 81	94 / 113
Median Days on Market / YTD	289 / 144	0 / 61	101 / 100	88 / 41	94 / 94
Average Days on Market (Cum.) / YTD	289 / 805	0 / 86	101 / 218	88 / 81	94 / 175
Median Days on Market (Cum.) / YTD	289 / 429	0 / 61	101 / 113	88 / 41	94 / 116
Total Rural²					
New Listings / YTD	264 / 2,046	228 / 2,194	224 / 2,287	260 / 2,039	238 / 2,060
Sales / YTD	167 / 810	112 / 678	124 / 728	113 / 793	112 / 787
Sales to New Listings Ratio / YTD	63% / 40%	49% / 31%	55% / 32%	43% / 39%	47% / 38%
Sales Volume	86,818,432	59,469,637	63,689,336	63,043,843	56,710,200
Sales Volume YTD	427,027,737	357,714,042	379,385,805	421,592,764	405,025,700
Average Sale Price	519,871	530,979	513,624	557,910	506,341
Average Sale Price YTD	527,195	527,602	521,134	531,643	514,645
Median Sale Price	480,000	533,500	471,750	529,000	461,750
Median Sale Price YTD	480,000	490,000	475,000	510,000	500,000
Average Days on Market / YTD	83 / 103	96 / 97	98 / 97	89 / 97	89 / 94
Median Days on Market / YTD	57 / 61	83 / 63	71 / 59	63 / 57	59 / 57
Average Days on Market (Cum.) / YTD	130 / 167	129 / 147	135 / 141	120 / 144	133 / 143
Median Days on Market (Cum.) / YTD	72 / 89	97 / 81	90 / 84	77 / 75	78 / 75

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

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

5 Year Commercial Activity (Part 1)

Edmonton CMA¹

August 2020

	2020	2019	2018	2017	2016
Land					
New Listings / YTD	17 / 100	12 / 130	17 / 112	12 / 106	19 / 84
Sales / YTD	4 / 16	4 / 26	4 / 17	2 / 14	2 / 18
Sales to New Listings Ratio / YTD	24% / 16%	33% / 20%	24% / 15%	17% / 13%	11% / 21%
Sales Volume	4,877,000	1,975,000	2,970,000	1,835,000	4,650,000
Sales Volume YTD	11,351,000	17,583,299	13,476,076	13,294,700	20,008,750
Average Sale Price	1,219,250	493,750	742,500	917,500	2,325,000
Average Sale Price YTD	709,438	676,281	792,710	949,621	1,111,597
Median Sale Price	870,000	545,000	462,500	917,500	2,325,000
Median Sale Price YTD	465,000	549,642	475,000	880,000	583,500
Average Days on Market / YTD	251 / 318	332 / 309	153 / 255	124 / 169	181 / 240
Median Days on Market / YTD	172 / 217	247 / 183	103 / 138	124 / 124	181 / 195
Average Days on Market (Cum.) / YTD	251 / 318	332 / 318	198 / 292	124 / 274	181 / 240
Median Days on Market (Cum.) / YTD	172 / 217	247 / 192	193 / 218	124 / 147	181 / 195
Investment					
New Listings / YTD	15 / 194	33 / 204	34 / 259	15 / 162	21 / 207
Sales / YTD	7 / 38	8 / 50	10 / 63	0 / 59	9 / 60
Sales to New Listings Ratio / YTD	47% / 20%	24% / 25%	29% / 24%	0% / 36%	43% / 29%
Sales Volume	2,680,610	16,861,500	10,284,845	0	5,927,100
Sales Volume YTD	27,102,836	49,520,450	51,192,327	38,159,240	44,519,953
Average Sale Price	382,944	2,107,688	1,028,485	0	658,567
Average Sale Price YTD	713,233	990,409	812,577	646,767	741,999
Median Sale Price	410,000	641,500	693,000	0	384,100
Median Sale Price YTD	392,014	562,750	519,200	440,000	405,938
Average Days on Market / YTD	218 / 153	191 / 199	239 / 176	0 / 160	132 / 160
Median Days on Market / YTD	164 / 120	143 / 118	79 / 107	0 / 131	80 / 124
Average Days on Market (Cum.) / YTD	218 / 201	233 / 229	239 / 209	0 / 192	192 / 192
Median Days on Market (Cum.) / YTD	164 / 138	199 / 156	79 / 121	0 / 175	124 / 137
Multi Family					
New Listings / YTD	7 / 48	8 / 64	5 / 58	6 / 37	8 / 42
Sales / YTD	0 / 11	1 / 12	2 / 14	1 / 12	4 / 14
Sales to New Listings Ratio / YTD	0% / 23%	13% / 19%	40% / 24%	17% / 32%	50% / 33%
Sales Volume	0	1,734,000	1,492,500	850,000	5,782,000
Sales Volume YTD	140,647,200	12,425,000	13,911,100	14,960,000	20,893,000
Average Sale Price	0	1,734,000	746,250	850,000	1,445,500
Average Sale Price YTD	12,786,109	1,035,417	993,650	1,246,667	1,492,357
Median Sale Price	0	1,734,000	746,250	850,000	1,366,000
Median Sale Price YTD	1,150,000	736,500	726,000	852,500	1,260,500
Average Days on Market / YTD	0 / 214	175 / 178	163 / 96	60 / 95	78 / 203
Median Days on Market / YTD	0 / 169	175 / 155	163 / 53	60 / 91	90 / 90
Average Days on Market (Cum.) / YTD	0 / 291	175 / 178	163 / 96	60 / 95	90 / 206
Median Days on Market (Cum.) / YTD	0 / 169	175 / 155	163 / 53	60 / 91	90 / 90
Hotel/Motel					
New Listings / YTD	0 / 2	0 / 0	2 / 6	1 / 4	0 / 1
Sales / YTD	0 / 0	0 / 0	0 / 1	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 17%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	5,650,000	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	5,650,000	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	5,650,000	0	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 81	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 81	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 81	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 81	0 / 0	0 / 0

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

5 Year Commercial Activity (Part 2)

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Edmonton CMA¹

August 2020

	2020	2019	2018	2017	2016
Business					
New Listings / YTD	11 / 125	20 / 236	10 / 192	25 / 173	14 / 152
Sales / YTD	4 / 31	3 / 31	6 / 35	2 / 33	7 / 33
Sales to New Listings Ratio / YTD	36% / 25%	15% / 13%	60% / 18%	8% / 19%	50% / 22%
Sales Volume	483,000	1,180,000	986,000	365,000	768,000
Sales Volume YTD	5,800,800	7,806,150	7,368,800	4,877,889	7,405,388
Average Sale Price	120,750	393,333	164,333	182,500	109,714
Average Sale Price YTD	187,123	251,811	210,537	147,815	224,406
Median Sale Price	59,000	390,000	78,000	182,500	100,000
Median Sale Price YTD	95,000	138,000	110,000	110,000	135,000
Average Days on Market / YTD	130 / 129	128 / 173	136 / 143	104 / 141	133 / 163
Median Days on Market / YTD	103 / 102	127 / 136	148 / 142	104 / 109	126 / 126
Average Days on Market (Cum.) / YTD	130 / 157	128 / 182	136 / 150	104 / 166	133 / 170
Median Days on Market (Cum.) / YTD	103 / 134	127 / 136	148 / 154	104 / 115	126 / 137
Lease					
New Listings / YTD	19 / 188	15 / 187	23 / 181	19 / 182	19 / 191
Sales / YTD	4 / 39	6 / 62	5 / 58	5 / 55	4 / 49
Sales to New Listings Ratio / YTD	21% / 21%	40% / 33%	22% / 32%	26% / 30%	21% / 26%
Sales Volume	479,754	969,346	387,460	501,579	267,105
Sales Volume YTD	11,155,999	5,642,792	6,570,155	7,430,278	7,242,738
Average Sale Price	119,939	161,558	77,492	100,316	66,776
Average Sale Price YTD	286,051	91,013	113,279	135,096	147,811
Median Sale Price	121,428	74,440	53,375	108,000	59,203
Median Sale Price YTD	127,836	60,551	81,420	73,440	88,800
Average Days on Market / YTD	246 / 184	62 / 152	168 / 157	169 / 190	163 / 137
Median Days on Market / YTD	227 / 159	44 / 102	102 / 108	152 / 119	159 / 86
Average Days on Market (Cum.) / YTD	246 / 184	62 / 152	168 / 176	169 / 193	163 / 137
Median Days on Market (Cum.) / YTD	227 / 159	44 / 102	102 / 108	152 / 119	159 / 86
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 2	1 / 6
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	567,000
Sales Volume YTD	0	0	0	2,000,000	1,975,000
Average Sale Price	0	0	0	0	567,000
Average Sale Price YTD	0	0	0	1,000,000	329,167
Median Sale Price	0	0	0	0	567,000
Median Sale Price YTD	0	0	0	1,000,000	280,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 648	381 / 359
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 648	381 / 376
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 648	381 / 359
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 648	381 / 376
Total Commercial²					
New Listings / YTD	69 / 661	88 / 824	91 / 809	78 / 663	82 / 678
Sales / YTD	19 / 135	22 / 182	27 / 188	10 / 175	27 / 180
Sales to New Listings Ratio / YTD	28% / 20%	25% / 22%	30% / 23%	13% / 26%	33% / 27%
Sales Volume	8,520,364	22,719,846	16,120,805	3,551,579	17,961,205
Sales Volume YTD	196,057,835	94,257,691	98,168,458	80,722,107	102,044,829
Average Sale Price	448,440	1,032,720	597,067	355,158	665,230
Average Sale Price YTD	1,452,280	517,899	522,173	461,269	566,916
Median Sale Price	330,000	487,500	355,000	155,660	328,000
Median Sale Price YTD	272,000	265,602	270,074	294,525	302,500
Average Days on Market / YTD	212 / 181	172 / 192	185 / 165	136 / 168	142 / 172
Median Days on Market / YTD	164 / 130	139 / 124	104 / 112	104 / 117	123 / 122
Average Days on Market (Cum.) / YTD	212 / 207	187 / 203	191 / 186	136 / 197	163 / 184
Median Days on Market (Cum.) / YTD	164 / 149	143 / 127	104 / 123	104 / 143	126 / 128

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.

Residential Average Sale Price by Type
Edmonton CMA¹
August 2020

Year	Month	Single Family	Condominium	Duplex/Rowhouse	Residential ²
2016	January	418,815	232,814	328,106	342,885
	February	420,314	250,093	349,873	363,869
	March	439,669	252,186	338,141	380,071
	April	438,687	255,675	340,594	378,008
	May	441,727	256,014	350,305	385,200
	June	435,790	264,637	352,107	379,887
	July	449,372	260,127	352,235	385,891
	August	436,017	258,819	343,846	374,469
	September	433,062	253,531	361,479	377,530
	October	427,317	249,082	337,102	367,048
	November	442,958	245,564	352,945	377,813
	December	425,653	247,419	361,174	362,592
	YTD Average	436,103	253,872	347,741	375,791
2017	January	421,093	245,516	356,444	360,433
	February	429,127	236,183	346,212	364,283
	March	440,197	245,632	349,694	373,204
	April	441,115	261,732	356,204	381,129
	May	442,495	254,282	344,563	381,926
	June	453,973	262,868	350,901	394,289
	July	447,968	264,510	344,188	386,602
	August	441,022	243,991	355,494	376,192
	September	432,528	253,977	345,275	373,096
	October	433,489	244,498	340,362	373,442
	November	440,292	234,373	362,051	371,318
	December	417,460	237,102	337,435	358,776
	YTD Average	438,997	250,139	348,941	376,771
2018	January	430,257	229,956	348,215	361,323
	February	442,046	238,013	355,420	375,117
	March	445,945	238,724	350,542	377,145
	April	431,181	248,660	324,722	372,329
	May	443,087	245,146	348,467	379,864
	June	443,634	241,023	344,388	380,050
	July	438,098	248,498	342,920	372,684
	August	425,129	247,241	331,267	366,981
	September	429,686	241,367	345,232	374,219
	October	428,340	221,246	333,762	362,371
	November	419,642	220,671	350,330	362,248
	December	428,834	210,269	344,829	361,947
	YTD Average	434,658	238,383	342,730	371,748
2019	January	403,773	217,249	322,052	337,982
	February	428,632	222,238	321,288	353,966
	March	424,022	213,273	334,454	357,462
	April	427,901	229,568	330,795	365,606
	May	431,704	238,201	334,704	368,848
	June	424,049	237,845	337,796	365,795
	July	430,158	222,978	333,317	367,300
	August	435,208	234,398	354,520	367,582
	September	419,887	217,664	343,569	351,471
	October	422,145	227,802	328,630	353,850
	November	420,655	227,992	322,330	353,748
	December	411,320	226,172	325,068	353,565
	YTD Average	425,117	227,393	333,476	360,272
2020	January	414,110	204,390	338,815	351,132
	February	426,404	212,492	321,892	350,890
	March	404,329	218,283	313,443	344,183
	April	410,441	223,167	330,346	353,682
	May	412,198	204,365	325,252	353,816
	June	423,236	220,011	329,377	360,229
	July	436,211	225,138	331,963	369,817
	August	439,605	229,172	342,169	374,409

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

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

5 Year Commercial Activity (Part 1)

City of Edmonton

August 2020

	2020	2019	2018	2017	2016
Land					
New Listings / YTD	9 / 63	5 / 58	9 / 52	3 / 38	10 / 39
Sales / YTD	2 / 9	1 / 12	3 / 7	2 / 6	1 / 6
Sales to New Listings Ratio / YTD	22% / 14%	20% / 21%	33% / 13%	67% / 16%	10% / 15%
Sales Volume	3,180,000	685,000	2,245,000	1,835,000	1,850,000
Sales Volume YTD	8,019,000	9,683,799	8,658,956	7,320,000	11,525,000
Average Sale Price	1,590,000	685,000	748,333	917,500	1,850,000
Average Sale Price YTD	891,000	806,983	1,236,994	1,220,000	1,920,833
Median Sale Price	1,590,000	685,000	200,000	917,500	1,850,000
Median Sale Price YTD	525,000	672,000	1,090,000	917,500	1,052,500
Average Days on Market / YTD	360 / 399	158 / 431	158 / 242	124 / 103	238 / 258
Median Days on Market / YTD	360 / 352	158 / 231	68 / 203	124 / 94	238 / 184
Average Days on Market (Cum.) / YTD	360 / 399	158 / 449	158 / 242	124 / 103	238 / 258
Median Days on Market (Cum.) / YTD	360 / 352	158 / 336	68 / 203	124 / 94	238 / 184
Investment					
New Listings / YTD	10 / 124	14 / 119	22 / 167	9 / 90	10 / 121
Sales / YTD	6 / 25	5 / 34	8 / 38	0 / 44	5 / 36
Sales to New Listings Ratio / YTD	60% / 20%	36% / 29%	36% / 23%	0% / 49%	50% / 30%
Sales Volume	2,548,610	12,301,500	8,004,845	0	3,837,000
Sales Volume YTD	19,581,831	34,508,450	33,470,408	29,289,470	32,796,088
Average Sale Price	424,768	2,460,300	1,000,606	0	767,400
Average Sale Price YTD	783,273	1,014,954	880,800	665,670	911,002
Median Sale Price	410,250	573,000	693,000	0	514,000
Median Sale Price YTD	410,000	527,500	553,000	511,930	489,500
Average Days on Market / YTD	235 / 137	93 / 179	277 / 179	0 / 165	97 / 158
Median Days on Market / YTD	181 / 108	97 / 114	79 / 81	0 / 129	80 / 122
Average Days on Market (Cum.) / YTD	235 / 198	160 / 214	277 / 207	0 / 189	205 / 194
Median Days on Market (Cum.) / YTD	181 / 124	142 / 148	79 / 84	0 / 173	124 / 125
Multi Family					
New Listings / YTD	6 / 42	7 / 59	4 / 55	6 / 36	8 / 39
Sales / YTD	0 / 11	1 / 12	2 / 13	1 / 12	4 / 13
Sales to New Listings Ratio / YTD	0% / 26%	14% / 20%	50% / 24%	17% / 33%	50% / 33%
Sales Volume	0	1,734,000	1,492,500	850,000	5,782,000
Sales Volume YTD	140,647,200	12,425,000	13,036,100	14,960,000	20,121,000
Average Sale Price	0	1,734,000	746,250	850,000	1,445,500
Average Sale Price YTD	12,786,109	1,035,417	1,002,777	1,246,667	1,547,769
Median Sale Price	0	1,734,000	746,250	850,000	1,366,000
Median Sale Price YTD	1,150,000	736,500	725,000	852,500	1,358,000
Average Days on Market / YTD	0 / 214	175 / 178	163 / 99	60 / 95	78 / 205
Median Days on Market / YTD	0 / 169	175 / 155	163 / 56	60 / 91	90 / 86
Average Days on Market (Cum.) / YTD	0 / 291	175 / 178	163 / 99	60 / 95	90 / 209
Median Days on Market (Cum.) / YTD	0 / 169	175 / 155	163 / 56	60 / 91	90 / 86
Hotel/Motel					
New Listings / YTD	0 / 2	0 / 0	2 / 4	0 / 1	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 1	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 25%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	5,650,000	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	5,650,000	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	5,650,000	0	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 81	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 81	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 81	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 81	0 / 0	0 / 0

5 Year Commercial Activity (Part 2)

City of Edmonton

August 2020

	2020	2019	2018	2017	2016
Business					
New Listings / YTD	7 / 93	17 / 171	8 / 143	13 / 110	11 / 98
Sales / YTD	3 / 19	2 / 23	5 / 27	2 / 25	6 / 18
Sales to New Listings Ratio / YTD	43% / 20%	12% / 13%	63% / 19%	15% / 23%	55% / 18%
Sales Volume	153,000	730,000	631,000	365,000	668,000
Sales Volume YTD	2,488,300	5,780,250	3,755,800	3,711,989	2,188,388
Average Sale Price	51,000	365,000	126,200	182,500	111,333
Average Sale Price YTD	130,963	251,315	139,104	148,480	121,577
Median Sale Price	38,000	365,000	66,000	182,500	115,000
Median Sale Price YTD	83,500	136,000	100,000	110,000	107,500
Average Days on Market / YTD	142 / 140	132 / 172	135 / 141	104 / 120	104 / 161
Median Days on Market / YTD	111 / 134	132 / 123	154 / 129	104 / 108	100 / 98
Average Days on Market (Cum.) / YTD	142 / 178	132 / 172	135 / 142	104 / 154	104 / 161
Median Days on Market (Cum.) / YTD	111 / 148	132 / 123	154 / 129	104 / 112	100 / 98
Lease					
New Listings / YTD	6 / 113	5 / 98	12 / 110	14 / 93	8 / 108
Sales / YTD	2 / 24	2 / 32	3 / 39	2 / 34	1 / 27
Sales to New Listings Ratio / YTD	33% / 21%	40% / 33%	25% / 35%	14% / 37%	13% / 25%
Sales Volume	227,736	148,880	286,085	136,800	16,200
Sales Volume YTD	8,449,157	2,977,628	3,817,158	3,944,729	3,449,037
Average Sale Price	113,868	74,440	95,362	68,400	16,200
Average Sale Price YTD	352,048	93,051	97,876	116,021	127,742
Median Sale Price	113,868	74,440	99,610	68,400	16,200
Median Sale Price YTD	180,263	84,672	61,929	69,000	69,600
Average Days on Market / YTD	227 / 176	38 / 147	166 / 116	110 / 155	187 / 115
Median Days on Market / YTD	227 / 163	38 / 108	99 / 92	110 / 112	187 / 74
Average Days on Market (Cum.) / YTD	227 / 176	38 / 147	166 / 116	110 / 160	187 / 115
Median Days on Market (Cum.) / YTD	227 / 163	38 / 108	99 / 92	110 / 118	187 / 74
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	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
Total Commercial¹					
New Listings / YTD	38 / 438	48 / 507	57 / 532	45 / 368	48 / 405
Sales / YTD	13 / 88	11 / 114	21 / 125	7 / 121	17 / 100
Sales to New Listings Ratio / YTD	34% / 20%	23% / 22%	37% / 23%	16% / 33%	35% / 25%
Sales Volume	6,109,346	15,599,380	12,659,430	3,186,800	12,153,200
Sales Volume YTD	179,185,488	66,655,127	68,388,422	59,226,188	70,079,513
Average Sale Price	469,950	1,418,125	602,830	455,257	714,894
Average Sale Price YTD	2,036,199	584,694	547,107	489,473	700,795
Median Sale Price	340,000	525,000	370,000	330,000	328,000
Median Sale Price YTD	338,375	321,500	243,000	330,000	306,500
Average Days on Market / YTD	232 / 185	103 / 194	199 / 146	105 / 143	108 / 159
Median Days on Market / YTD	166 / 135	127 / 124	99 / 98	99 / 112	94 / 97
Average Days on Market (Cum.) / YTD	232 / 220	134 / 206	199 / 154	105 / 160	143 / 172
Median Days on Market (Cum.) / YTD	166 / 159	136 / 136	99 / 98	99 / 123	124 / 106

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

Summary of Properties Listed and Sold
City of Edmonton
August 2020

Year	Month	Residential ¹		Commercial ²	
		Listed	Sold	Listed	Sold
2016	January	1,753	532	55	6
	February	2,059	728	57	14
	March	2,260	1,090	54	10
	April	2,428	1,228	42	15
	May	2,403	1,411	57	9
	June	2,300	1,420	45	12
	July	2,155	1,218	47	17
	August	2,083	1,198	48	17
	September	2,116	1,091	40	12
	October	1,643	1,065	32	12
	November	1,430	793	48	12
	December	802	615	38	11
	Total	23,432	12,389	563	147
2017	January	1,646	600	42	9
	February	1,834	867	47	19
	March	2,342	1,123	61	17
	April	2,339	1,126	41	20
	May	2,786	1,344	43	20
	June	2,631	1,416	48	10
	July	2,373	1,223	41	19
	August	2,318	1,152	45	7
	September	2,119	1,000	47	12
	October	1,781	1,033	52	11
	November	1,479	936	56	10
	December	939	697	33	14
	Total	24,587	12,517	556	168
2018	January	1,851	670	66	10
	February	1,865	770	69	16
	March	2,530	988	73	20
	April	2,556	1,129	70	16
	May	3,143	1,310	62	14
	June	2,802	1,255	85	8
	July	2,428	1,217	50	20
	August	2,333	1,152	57	21
	September	1,951	922	46	18
	October	1,848	853	62	23
	November	1,561	796	52	8
	December	892	566	43	15
	Total	25,760	11,628	735	189
2019	January	1,789	575	68	16
	February	1,750	710	63	10
	March	2,199	849	70	11
	April	2,511	1,148	70	19
	May	2,722	1,361	84	17
	June	2,212	1,259	34	15
	July	2,179	1,327	70	15
	August	2,186	1,104	48	11
	September	1,992	972	59	15
	October	1,743	941	58	15
	November	1,325	807	67	8
	December	932	600	40	10
	Total	23,540	11,653	731	162
2020	January	1,600	580	53	9
	February	1,777	743	59	15
	March	1,930	810	67	11
	April	1,339	514	32	6
	May	2,093	778	56	7
	June	2,567	1,366	74	16
	July	2,297	1,513	59	11
	August	2,129	1,267	38	13
	Total	15,732	7,571	438	88

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

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

Total Board

August 2020

	2020	2019	2018	2017	2016
Single Family Detached					
New Listings / YTD	1,816 / 13,763	1,956 / 16,114	2,155 / 17,582	1,997 / 15,897	1,849 / 15,720
Sales / YTD	1,300 / 7,624	1,051 / 8,200	1,161 / 8,337	1,118 / 8,533	1,131 / 8,511
Sales to New Listings Ratio / YTD	72% / 55%	54% / 51%	54% / 47%	56% / 54%	61% / 54%
Sales Volume	548,422,231	439,193,839	475,902,994	471,876,869	477,834,174
Sales Volume YTD	3,101,892,943	3,371,164,207	3,512,842,534	3,634,302,410	3,599,358,900
Condominium					
New Listings / YTD	864 / 6,612	849 / 6,938	874 / 8,308	1,030 / 8,521	913 / 7,891
Sales / YTD	419 / 2,531	421 / 2,959	430 / 3,151	420 / 3,209	477 / 3,287
Sales to New Listings Ratio / YTD	48% / 38%	50% / 43%	49% / 38%	41% / 38%	52% / 42%
Sales Volume	95,434,062	98,199,292	106,275,093	102,143,972	123,182,970
Sales Volume YTD	553,113,144	676,134,343	763,901,779	810,780,207	838,887,361
Duplex/Rowhouse					
New Listings / YTD	309 / 2,362	283 / 2,413	329 / 2,572	324 / 2,326	243 / 2,246
Sales / YTD	245 / 1,367	155 / 1,286	164 / 1,262	189 / 1,339	166 / 1,283
Sales to New Listings Ratio / YTD	79% / 58%	55% / 53%	50% / 49%	58% / 58%	68% / 57%
Sales Volume	82,781,043	54,453,016	53,801,957	67,142,449	56,783,193
Sales Volume YTD	447,937,365	427,991,461	428,793,204	464,234,762	437,964,313
Total Residential¹					
New Listings / YTD	3,104 / 23,628	3,238 / 26,535	3,509 / 29,593	3,470 / 27,687	3,135 / 26,947
Sales / YTD	2,025 / 11,863	1,678 / 12,784	1,793 / 13,057	1,767 / 13,388	1,823 / 13,360
Sales to New Listings Ratio / YTD	65% / 50%	52% / 48%	51% / 44%	51% / 48%	58% / 50%
Sales Volume	734,270,436	597,516,925	641,188,866	647,425,140	666,457,423
Sales Volume YTD	4,144,011,941	4,518,207,711	4,754,816,756	4,959,955,681	4,921,433,984
Acreage with Home					
New Listings / YTD	410 / 3,066	401 / 3,420	348 / 3,429	398 / 3,143	350 / 2,904
Sales / YTD	256 / 1,242	171 / 1,098	160 / 1,043	156 / 1,097	156 / 1,066
Sales to New Listings Ratio / YTD	62% / 41%	43% / 32%	46% / 30%	39% / 35%	45% / 37%
Sales Volume	119,138,807	83,623,635	77,753,837	78,544,818	71,925,100
Sales Volume YTD	574,711,554	515,386,155	499,488,559	546,916,422	517,749,945
Vacant Acreage and Recreational					
New Listings / YTD	124 / 1,057	119 / 1,077	112 / 1,193	141 / 1,108	129 / 1,131
Sales / YTD	68 / 377	32 / 290	66 / 370	47 / 374	52 / 347
Sales to New Listings Ratio / YTD	55% / 36%	27% / 27%	59% / 31%	33% / 34%	40% / 31%
Sales Volume	13,603,450	7,393,277	14,551,949	7,874,108	12,944,150
Sales Volume YTD	75,161,734	60,271,631	79,115,144	68,449,363	71,697,027
Recreational with Home					
New Listings / YTD	10 / 67	10 / 103	13 / 115	7 / 112	8 / 122
Sales / YTD	12 / 39	3 / 34	7 / 41	6 / 44	5 / 48
Sales to New Listings Ratio / YTD	120% / 58%	30% / 33%	54% / 36%	86% / 39%	63% / 39%
Sales Volume	2,231,500	535,000	2,448,500	1,203,500	1,122,000
Sales Volume YTD	6,595,500	6,594,900	11,180,349	11,083,850	11,610,449
Total Rural²					
New Listings / YTD	544 / 4,190	530 / 4,600	473 / 4,737	546 / 4,363	487 / 4,157
Sales / YTD	336 / 1,658	206 / 1,422	233 / 1,454	209 / 1,515	213 / 1,461
Sales to New Listings Ratio / YTD	62% / 40%	39% / 31%	49% / 31%	38% / 35%	44% / 35%
Sales Volume	134,973,757	91,551,912	94,754,286	87,622,426	85,991,250
Sales Volume YTD	656,468,788	582,252,686	589,784,052	626,449,635	601,057,421

¹ Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

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

Total Board

August 2020

	2020	2019	2018	2017	2016
Land					
New Listings / YTD	23 / 162	18 / 211	27 / 198	20 / 177	39 / 182
Sales / YTD	8 / 28	8 / 42	6 / 22	5 / 35	4 / 36
Sales to New Listings Ratio / YTD	35% / 17%	44% / 20%	22% / 11%	25% / 20%	10% / 20%
Sales Volume	6,762,000	4,260,000	4,700,000	2,453,500	5,222,000
Sales Volume YTD	14,705,500	21,843,699	16,146,076	19,649,700	24,788,950
Investment					
New Listings / YTD	22 / 279	43 / 327	44 / 335	31 / 243	30 / 300
Sales / YTD	9 / 58	8 / 68	10 / 76	2 / 82	10 / 73
Sales to New Listings Ratio / YTD	41% / 21%	19% / 21%	23% / 23%	6% / 34%	33% / 24%
Sales Volume	4,188,610	16,861,500	10,284,845	200,000	6,132,100
Sales Volume YTD	33,381,336	56,454,550	64,758,837	53,149,240	49,514,453
Multi Family					
New Listings / YTD	7 / 57	11 / 86	8 / 71	9 / 62	10 / 61
Sales / YTD	0 / 13	1 / 16	2 / 15	2 / 15	7 / 21
Sales to New Listings Ratio / YTD	0% / 23%	9% / 19%	25% / 21%	22% / 24%	70% / 34%
Sales Volume	0	1,734,000	1,492,500	1,830,000	7,714,900
Sales Volume YTD	142,687,200	14,652,500	13,966,100	18,068,500	24,210,900
Hotel/Motel					
New Listings / YTD	0 / 6	1 / 2	3 / 15	2 / 13	0 / 10
Sales / YTD	0 / 0	0 / 1	0 / 2	0 / 1	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 50%	0% / 13%	0% / 8%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	280,000	5,815,000	450,000	0
Business					
New Listings / YTD	17 / 182	25 / 285	18 / 256	34 / 231	21 / 205
Sales / YTD	4 / 41	3 / 35	7 / 41	4 / 41	7 / 36
Sales to New Listings Ratio / YTD	24% / 23%	12% / 12%	39% / 16%	12% / 18%	33% / 18%
Sales Volume	483,000	1,180,000	1,048,500	1,525,000	768,000
Sales Volume YTD	8,094,800	9,056,150	10,085,800	9,512,889	8,105,388
Lease					
New Listings / YTD	23 / 223	19 / 210	24 / 191	22 / 198	20 / 212
Sales / YTD	4 / 42	7 / 66	5 / 64	5 / 62	5 / 53
Sales to New Listings Ratio / YTD	17% / 19%	37% / 31%	21% / 34%	23% / 31%	25% / 25%
Sales Volume	479,754	1,100,254	387,460	501,579	318,105
Sales Volume YTD	11,215,927	5,943,100	6,920,641	8,582,226	8,705,679
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 2	1 / 11
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	567,000
Sales Volume YTD	0	0	0	2,000,000	3,262,000
Total Commercial¹					
New Listings / YTD	92 / 917	118 / 1,128	124 / 1,068	118 / 925	121 / 971
Sales / YTD	25 / 186	28 / 230	30 / 221	18 / 238	34 / 230
Sales to New Listings Ratio / YTD	27% / 20%	24% / 20%	24% / 21%	15% / 26%	28% / 24%
Sales Volume	11,913,364	25,395,754	17,913,305	6,510,079	20,722,105
Sales Volume YTD	210,499,763	109,769,999	117,784,454	111,412,555	118,587,370

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