

SELLING PRICE

AVERAGE	\$479K		\$450K	MEDIAN
Month-over-Month	1.7%		1.5%	Month-over-Month
Year-over-Year	1.9%		0.7%	Year-over-Year
ALL RESIDENTIAL				

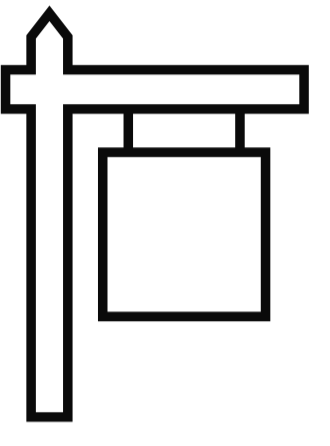
AVERAGE	\$589K		\$525K	MEDIAN
M/M	-0.1%		-1.9%	M/M
Y/Y	0.8%		-1.9%	Y/Y
DETACHED				

AVERAGE	\$423K		\$420K	MEDIAN
M/M	-3.1%		-1.2%	M/M
Y/Y	-2.7%		-1.2%	Y/Y
SEMI-DETACHED				

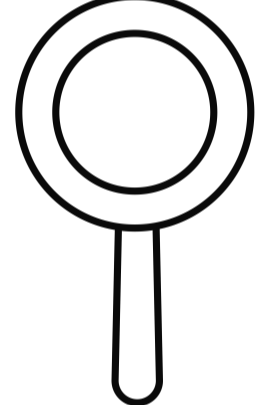
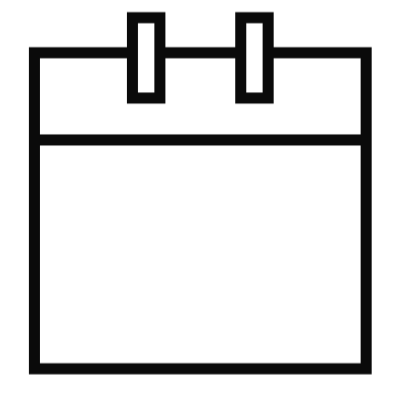
AVERAGE	\$313K		\$309K	MEDIAN
M/M	1.7%		-2.2%	M/M
Y/Y	-0.6%		-4.0%	Y/Y
ROW/TOWNHOUSE				

AVERAGE	\$226K		\$195K	MEDIAN
M/M	6.5%		-2.5%	M/M
Y/Y	3.4%		-2.7%	Y/Y
APARTMENT CONDOMINIUM				

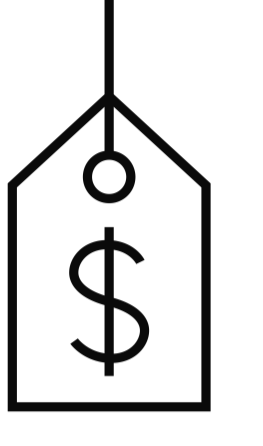
NEW LISTINGS

	CURRENT MONTH	4,204	↑	M/M	13.9%
	YTD	13K	↑	Y/Y	9.1%

INVENTORY

6,917		2.8	
INVENTORY		MONTHS OF INVENTORY	

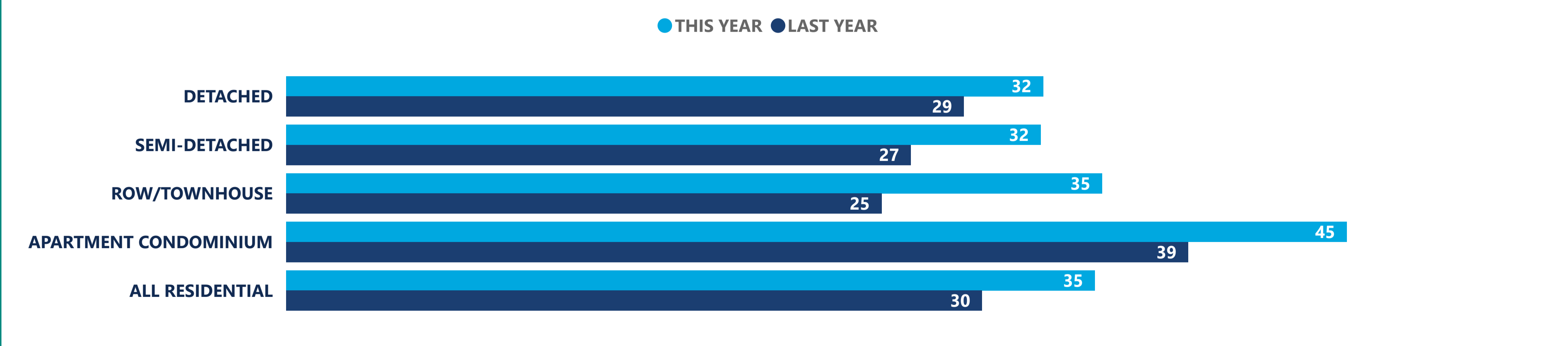
SALES

	CURRENT MONTH	2,482	↑	M/M	16.4%
	YTD	7,366	↓	Y/Y	-8.1%

HIGH ROLLERS

DETACHED	\$3,900,000	
SEMI-DETACHED	\$1,000,000	
ROW/TOWNHOUSE	\$1,767,972	
APARTMENT CONDOMINIUM	\$2,700,000	

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



* Greater Edmonton Area includes Edmonton, Strathcona County, Sherwood Park, Parkland County, St. Albert, Spruce Grove, Leduc, Fort Saskatchewan, Beaumont, Sturgeon County, Stony Plain, Leduc County, Morinville, Devon, Gibbons, Calmar, Redwater, Bon Accord, Bruderheim, Legal, Thorsby, Warburg.

SELLING PRICE

AVERAGE	\$456K		\$425K	MEDIAN
Month-over-Month	3.1%		1.2%	Month-over-Month
Year-over-Year	2.3%		1.2%	Year-over-Year
ALL RESIDENTIAL				

AVERAGE	\$585K		\$520K	MEDIAN
M/M	0.5%		0.0%	M/M
Y/Y	0.9%		-1.0%	Y/Y
DETACHED				

AVERAGE	\$419K		\$419K	MEDIAN
M/M	-4.8%		0.0%	M/M
Y/Y	-3.0%		-1.2%	Y/Y
SEMI-DETACHED				

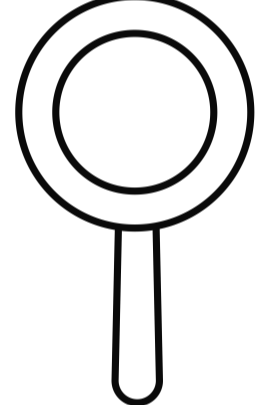
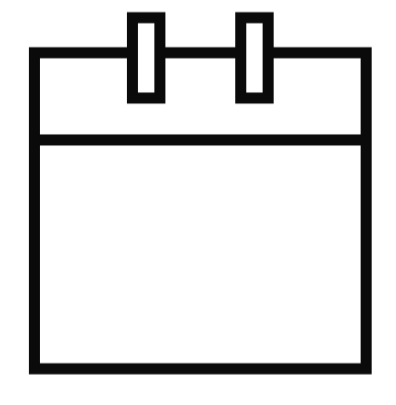
AVERAGE	\$310K		\$307K	MEDIAN
M/M	2.3%		0.1%	M/M
Y/Y	1.6%		-0.2%	Y/Y
ROW/TOWNHOUSE				

AVERAGE	\$223K		\$195K	MEDIAN
M/M	9.1%		1.6%	M/M
Y/Y	5.0%		-2.6%	Y/Y
APARTMENT CONDOMINIUM				

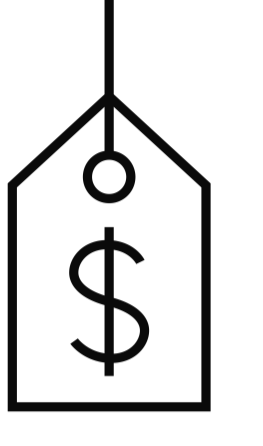

NEW LISTINGS

	CURRENT MONTH	2,982		M/M	13.5%
	YTD	9,464		Y/Y	7.9%

INVENTORY

5,171		3.2	
INVENTORY		MONTHS OF INVENTORY	

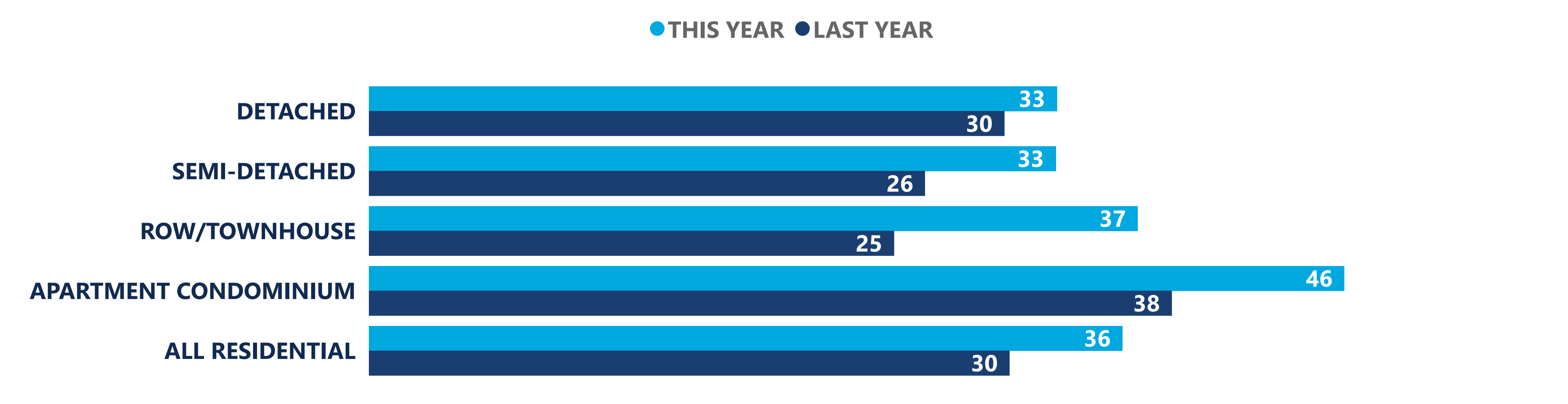
SALES

	CURRENT MONTH	1,634		M/M	15.1%
	YTD	4,952		Y/Y	-11.2%

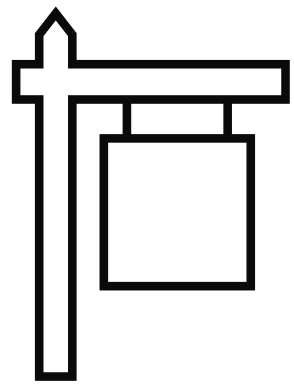
HIGH ROLLERS

DETACHED	\$3,900,000	
SEMI-DETACHED	\$1,000,000	
ROW/TOWNHOUSE	\$1,767,972	
APARTMENT CONDOMINIUM	\$2,700,000	

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



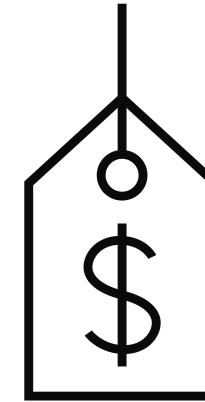
NEW LISTINGS



CURRENT MONTH
4,204 ↑ **M/M**
14%

YTD
13K ↑ **Y/Y**
9%

SALES

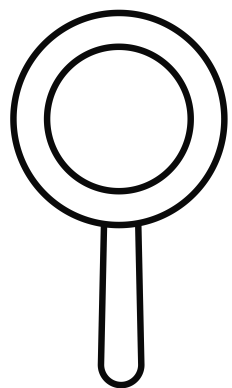


CURRENT MONTH
2,482 ↑ **M/M**
16%

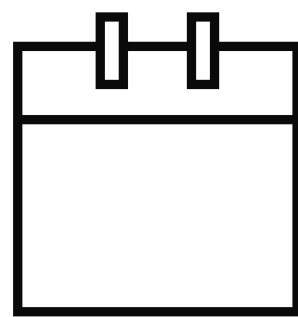
YTD
7K ↓ **Y/Y**
-8%

MONTHS OF INVENTORY

6,917
INVENTORY



2.8
MONTHS OF INVENTORY



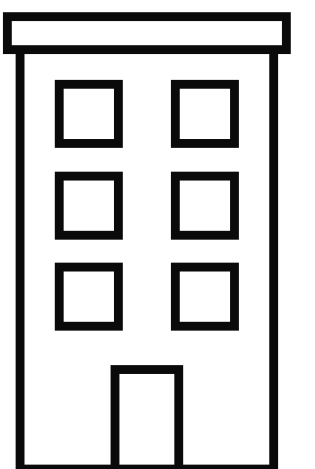
HIGH ROLLERS

DETACHED \$3,900,000

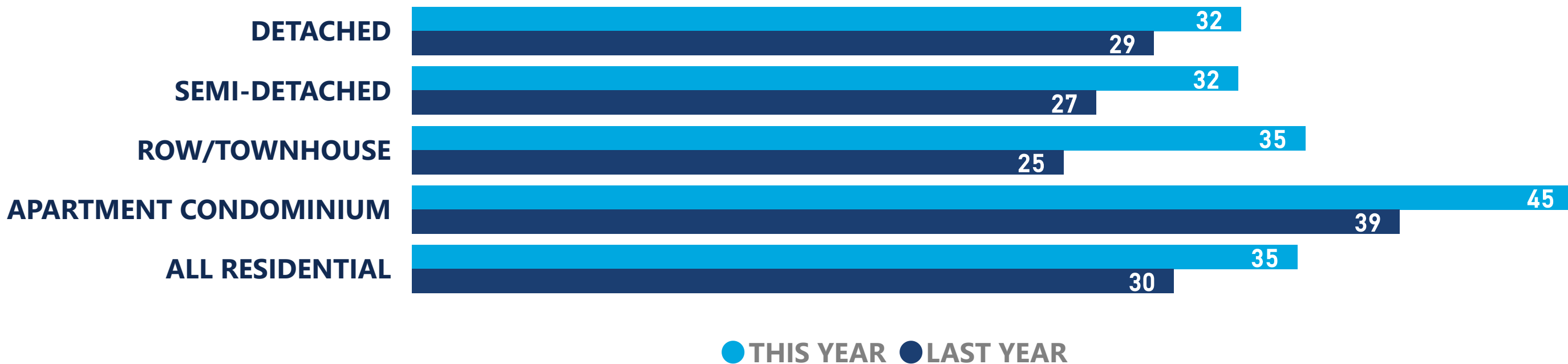
SEMI-DETACHED \$1,000,000

ROW/TOWNHOUSE \$1,767,972

APARTMENT CONDOMINIUM \$2,700,000



AVERAGE DAYS ON MARKET FOR MONTHLY SALES

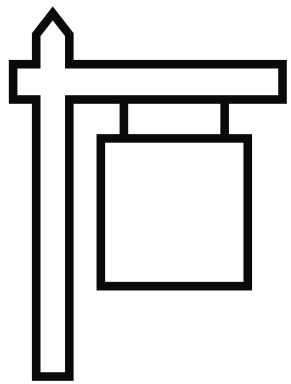


SELLING PRICE COMPARISONS

Property Type	Average	M/M	Y/Y	Median	M/M	Y/Y
ALL RESIDENTIAL	\$478,902	2%	2%	\$450,000	1%	1%
DETACHED	\$589,384	-0%	1%	\$525,000	-2%	-2%
SEMI-DETACHED	\$423,341	-3%	-3%	\$420,000	-1%	-1%
ROW/TOWNHOUSE	\$313,193	2%	-1%	\$309,000	-2%	-4%
APARTMENT CONDOMINIUM	\$225,842	7%	3%	\$195,000	-3%	-3%

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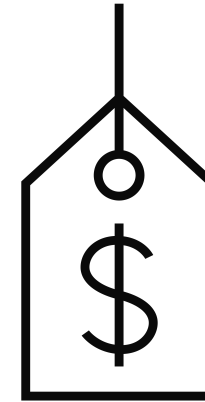
NEW LISTINGS



CURRENT MONTH
2,982 ↑ **M/M**
14%

YTD
9K ↑ **Y/Y**
8%

SALES

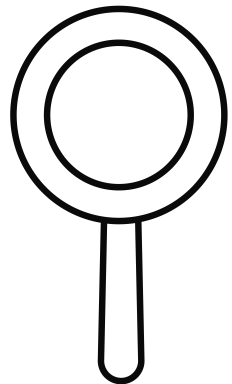


CURRENT MONTH
1,634 ↑ **M/M**
15%

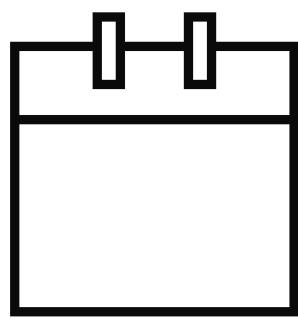
YTD
5K ↓ **Y/Y**
-11%

MONTHS OF INVENTORY

5,171
INVENTORY



3.2
MONTHS OF INVENTORY



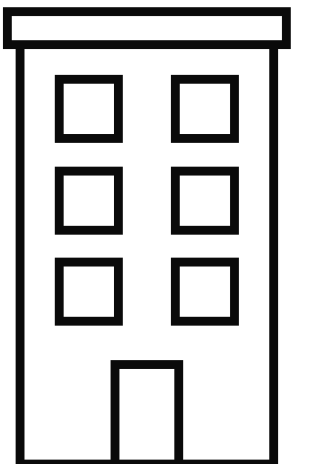
HIGH ROLLERS

DETACHED \$3,900,000

SEMI-DETACHED \$1,000,000

ROW/TOWNHOUSE \$1,767,972

APARTMENT CONDOMINIUM \$2,700,000



AVERAGE DAYS ON MARKET FOR MONTHLY SALES



● THIS YEAR ● LAST YEAR

SELLING PRICE COMPARISONS



ALL RESIDENTIAL

AVERAGE \$455,517
M/M 3%
Y/Y 2%

MEDIAN \$425,000
M/M 1%
Y/Y 1%



DETACHED

AVERAGE \$584,800
M/M 0%
Y/Y 1%

MEDIAN \$520,000
M/M 0%
Y/Y -1%



SEMI-DETACHED

AVERAGE \$419,496
M/M -5%
Y/Y -3%

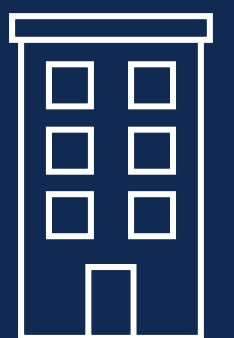
MEDIAN \$419,000
M/M 0%
Y/Y -1%



ROW/TOWNHOUSE

AVERAGE \$309,738
M/M 2%
Y/Y 2%

MEDIAN \$307,000
M/M 0%
Y/Y -0%



APARTMENT CONDOMINIUM

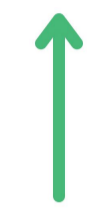
AVERAGE \$223,476
M/M 9%
Y/Y 5%

MEDIAN \$195,000
M/M 2%
Y/Y -3%

MLS® HOME PRICE INDEX

\$432K

Benchmark Price



1.4%

Month-over-Month

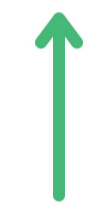


-1.6%

Year-over-Year

\$479K

Average Sales Price



1.7%

Month-over-Month

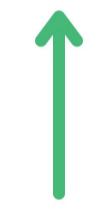


1.9%

Year-over-Year

\$450K

Median Sales Price



1.5%

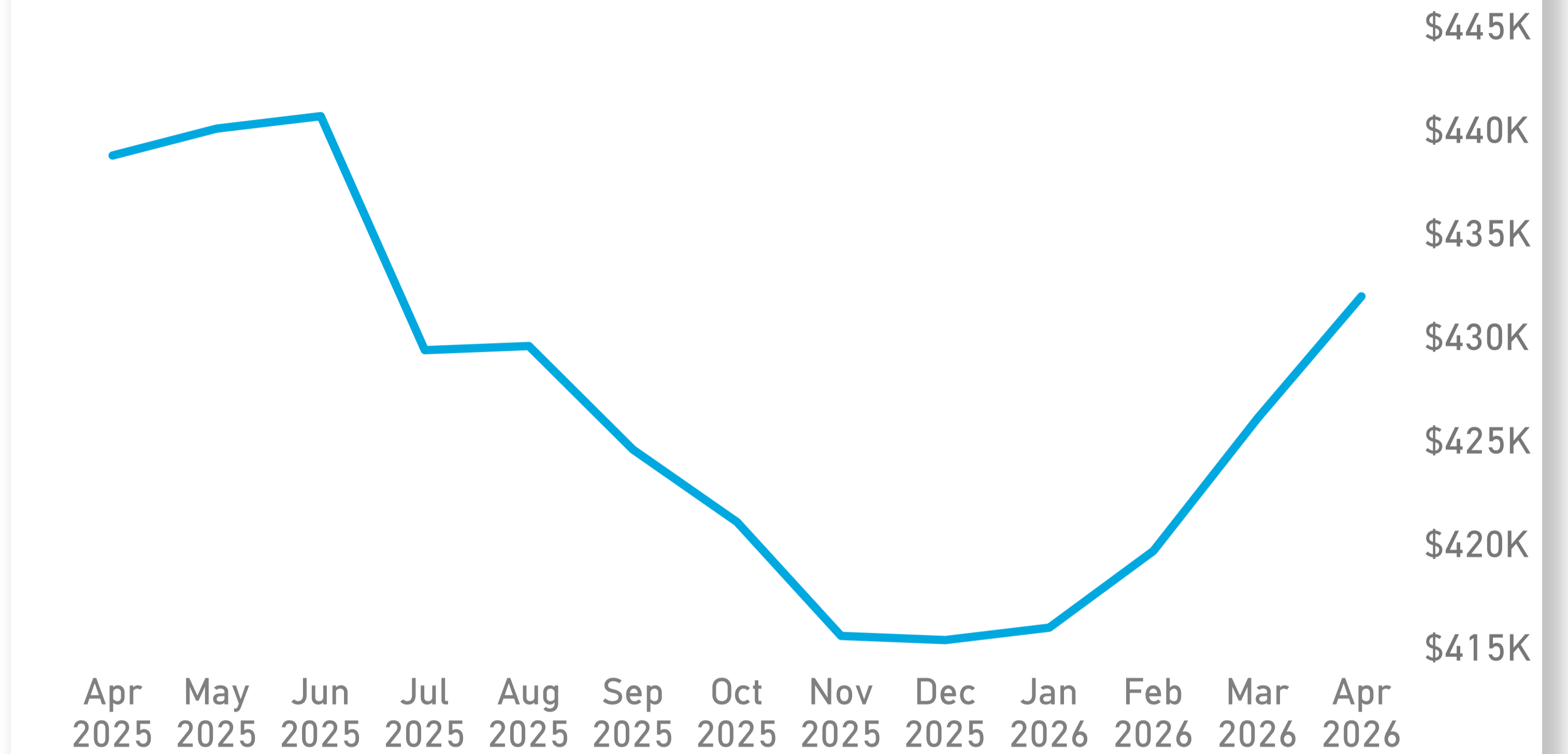
Month-over-Month



0.7%

Year-over-Year

BENCHMARK PRICE TREND



SINGLE FAMILY

\$531K

Benchmark Price



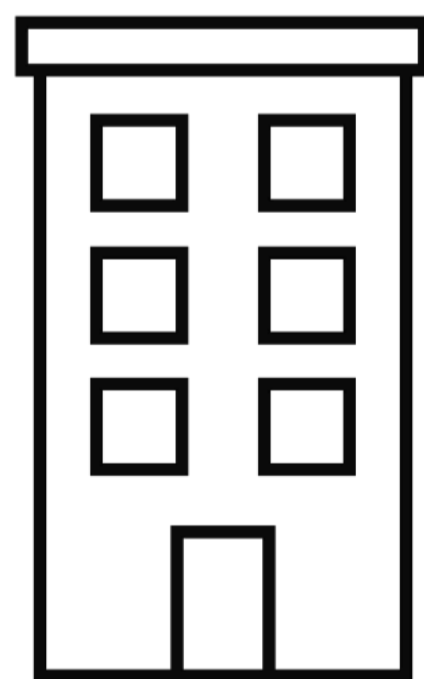
1.7%

Month-over-Month



0.4%

Year-over-Year



APARTMENT

\$201K

Benchmark Price



-0.0%

Month-over-Month



-7.8%

Year-over-Year



TOWNHOUSE

\$277K

Benchmark Price



-0.3%

Month-over-Month



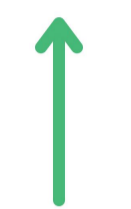
-5.9%

Year-over-Year

MLS® HOME PRICE INDEX

\$414K

Benchmark Price



1.4%

Month-over-Month

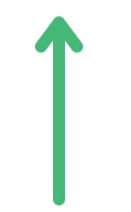


-2.8%

Year-over-Year

\$456K

Average Sales Price



3.1%

Month-over-Month

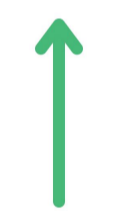


2.3%

Year-over-Year

\$425K

Median Sales Price



1.2%

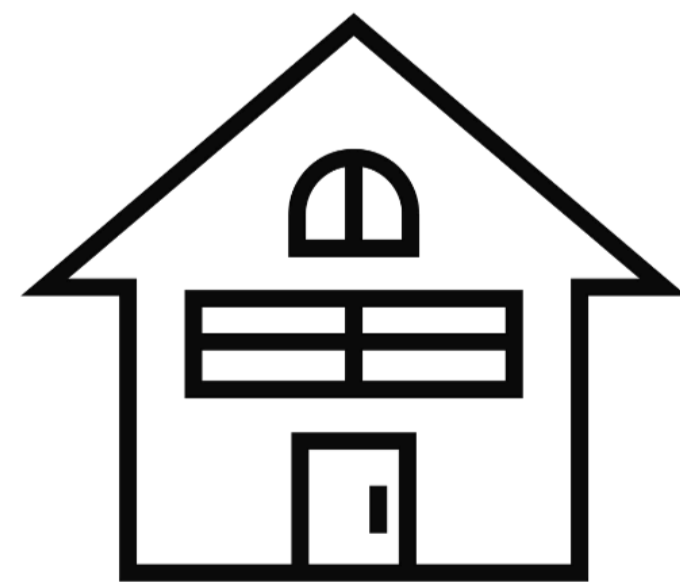
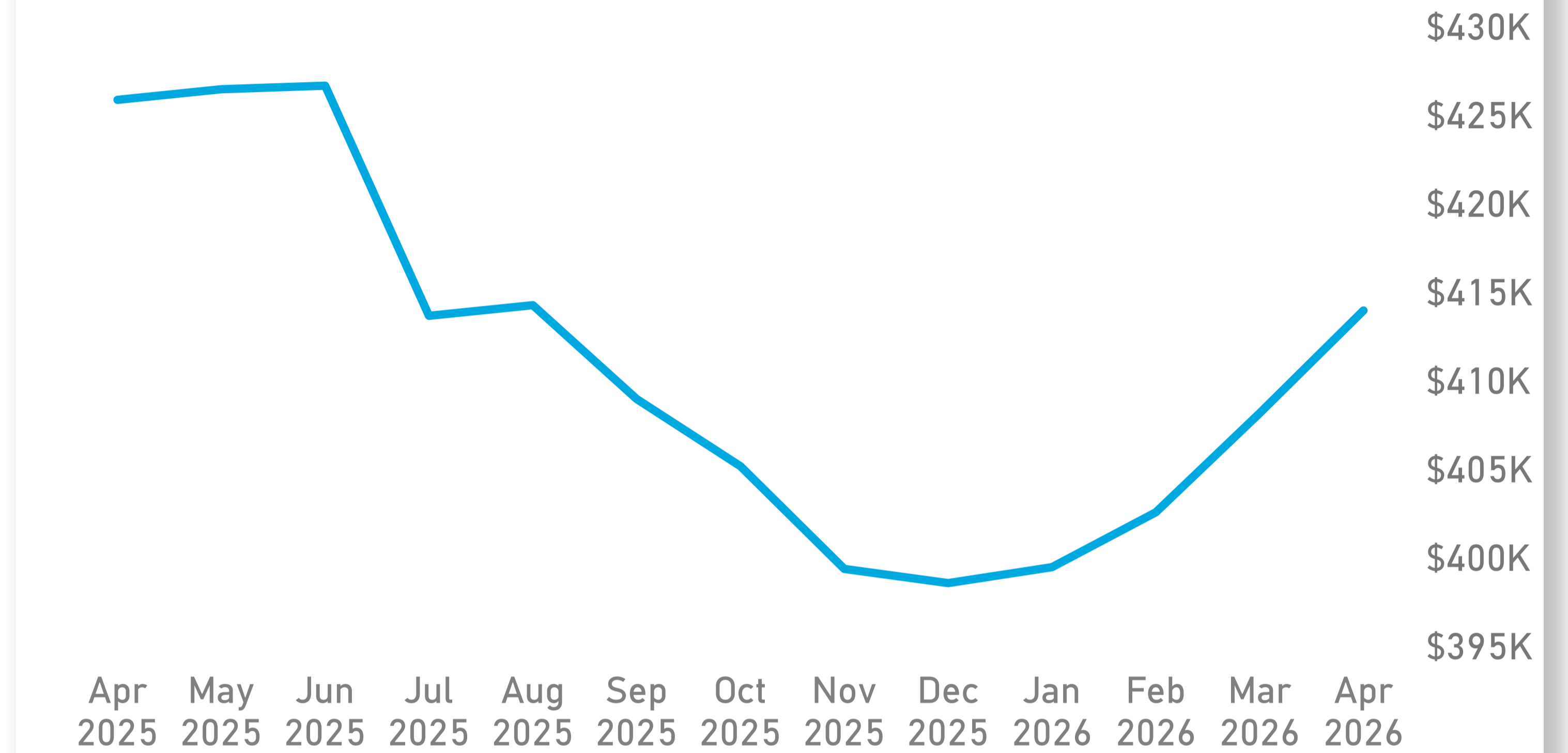
Month-over-Month



1.2%

Year-over-Year

BENCHMARK PRICE TREND



\$530K

Benchmark Price



1.8%

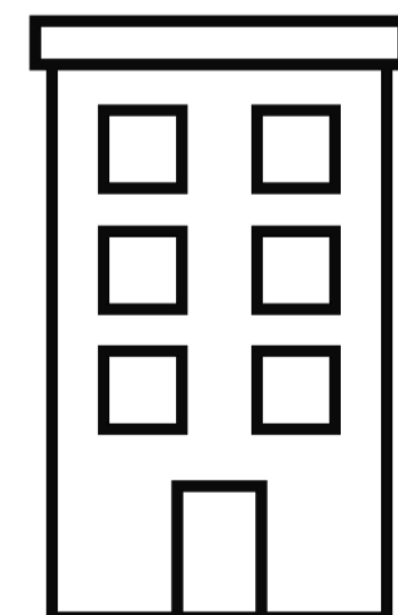
Month-over-Month



-0.6%

Year-over-Year

SINGLE FAMILY



\$194K

Benchmark Price

0.0%

Month-over-Month



-8.4%

Year-over-Year

APARTMENT



\$277K

Benchmark Price



-0.3%

Month-over-Month

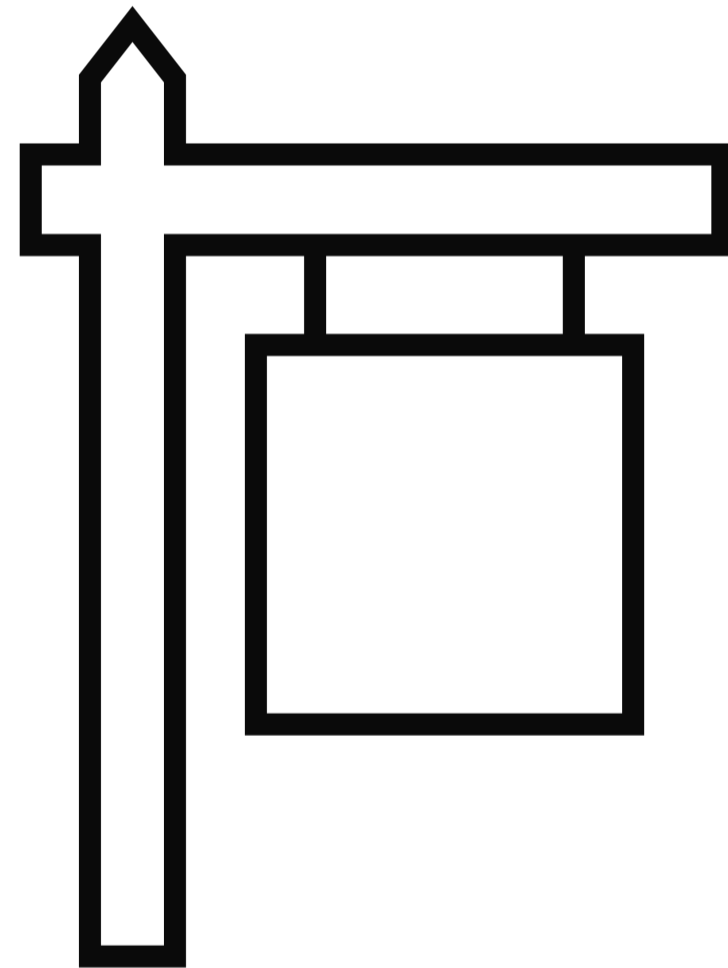


-6.0%

Year-over-Year

TOWNHOUSE

NEW LISTINGS



CURRENT MONTH

4,204

YTD

13K

MONTH-OVER-MONTH

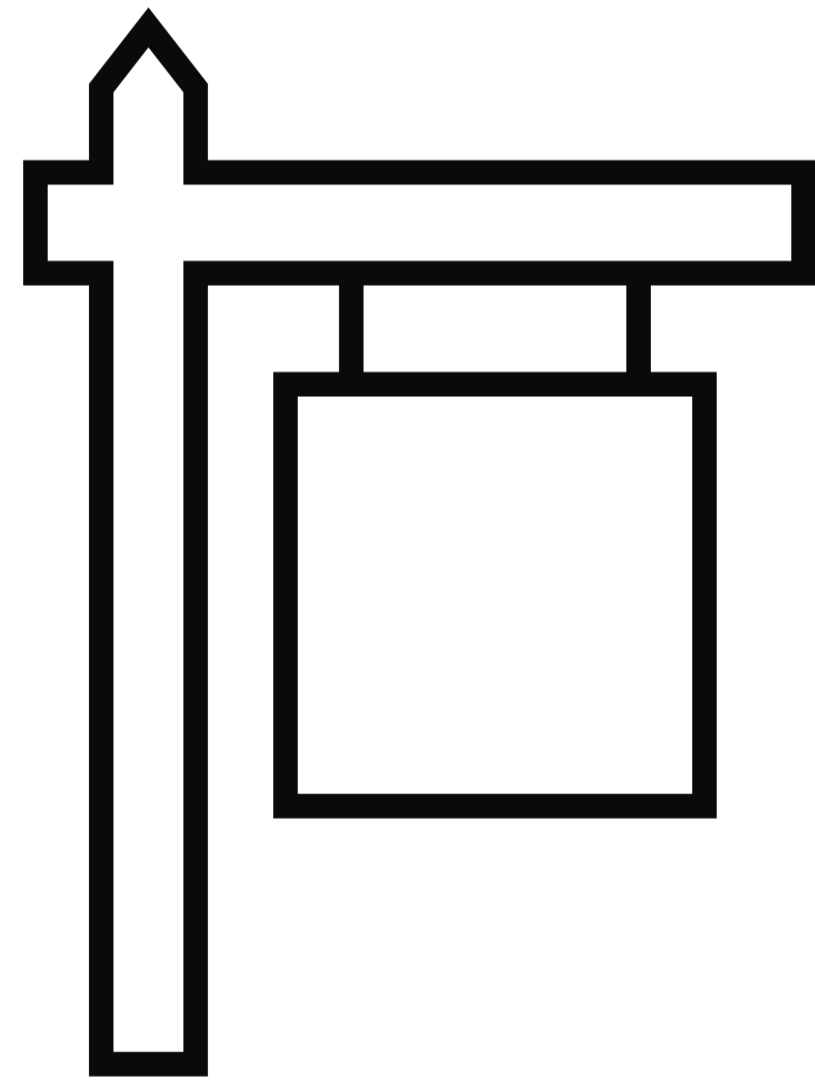
↑ **13.9%**

YEAR-OVER-YEAR

↑ **9.1%**

* Greater Edmonton Area includes Edmonton, Strathcona County, Sherwood Park, Parkland County, St. Albert, Spruce Grove, Leduc, Fort Saskatchewan, Beaumont, Sturgeon County, Stony Plain, Leduc County, Morinville, Devon, Gibbons, Calmar, Redwater, Bon Accord, Bruderheim, Legal, Thorsby, Warburg.

NEW LISTINGS



CURRENT MONTH

2,982

YTD

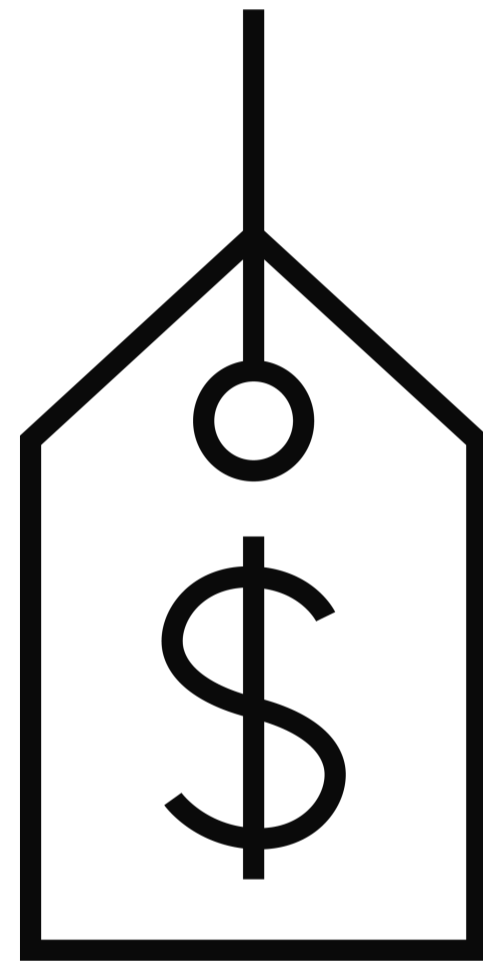
9,464

MONTH-OVER-MONTH

↑ 13.5%

YEAR-OVER-YEAR

↑ 7.9%



SALES

CURRENT MONTH

2,482

YTD

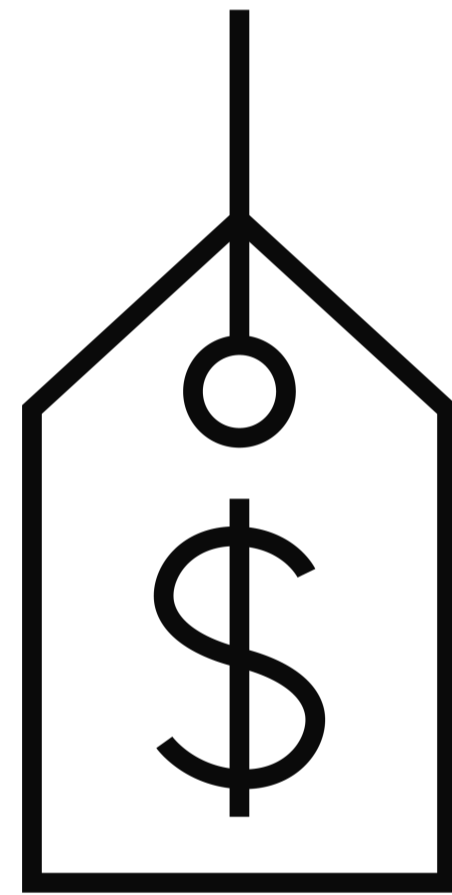
7,366

MONTH-OVER-MONTH

↑ **16.4%**

YEAR-OVER-YEAR

↓ **-8.1%**



SALES

CURRENT MONTH

1,634

YTD

4,952

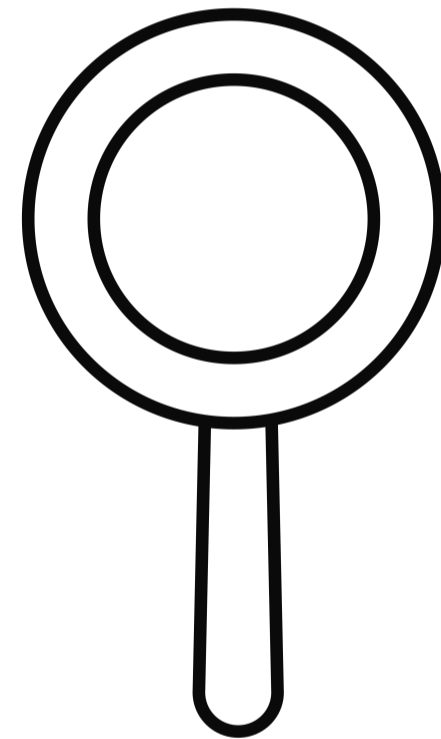
MONTH-OVER-MONTH

↑ **15.1%**

YEAR-OVER-YEAR

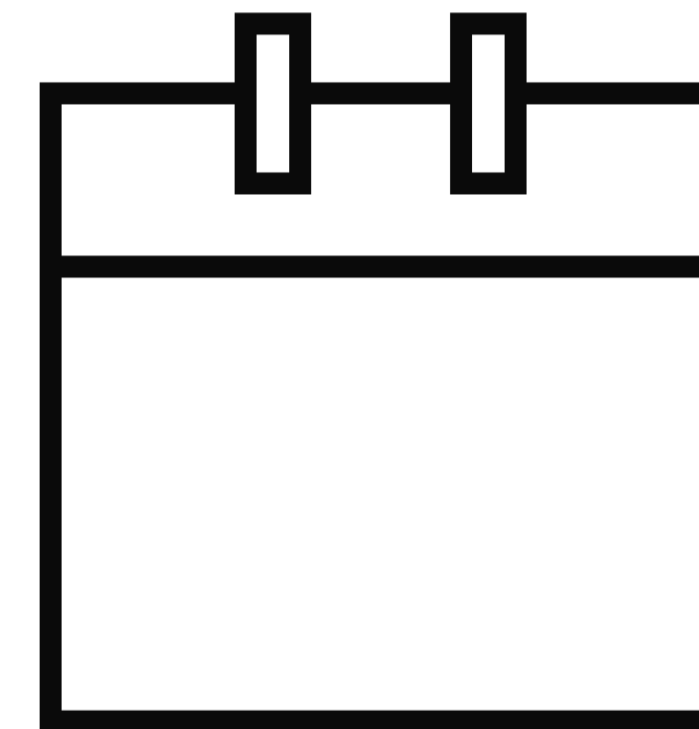
↓ **-11.2%**

6,917



INVENTORY

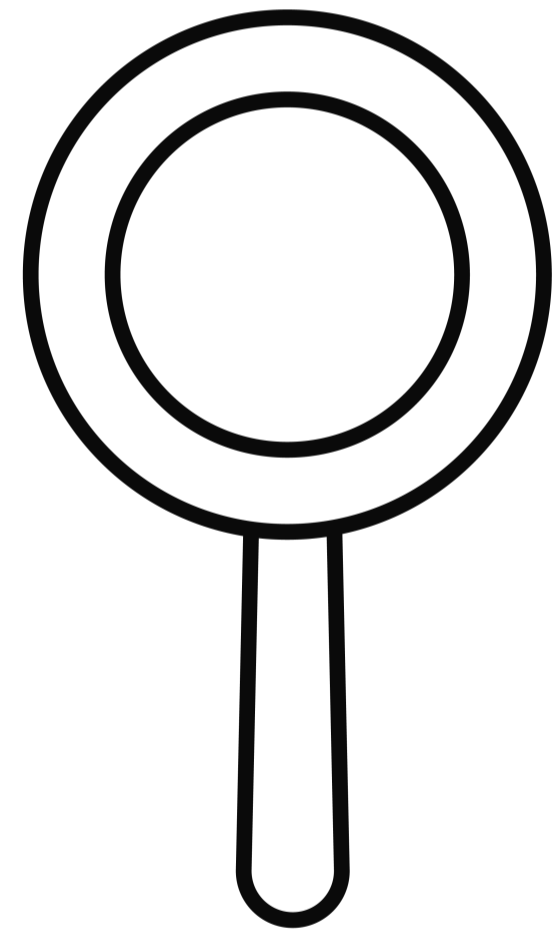
2.8



MOI

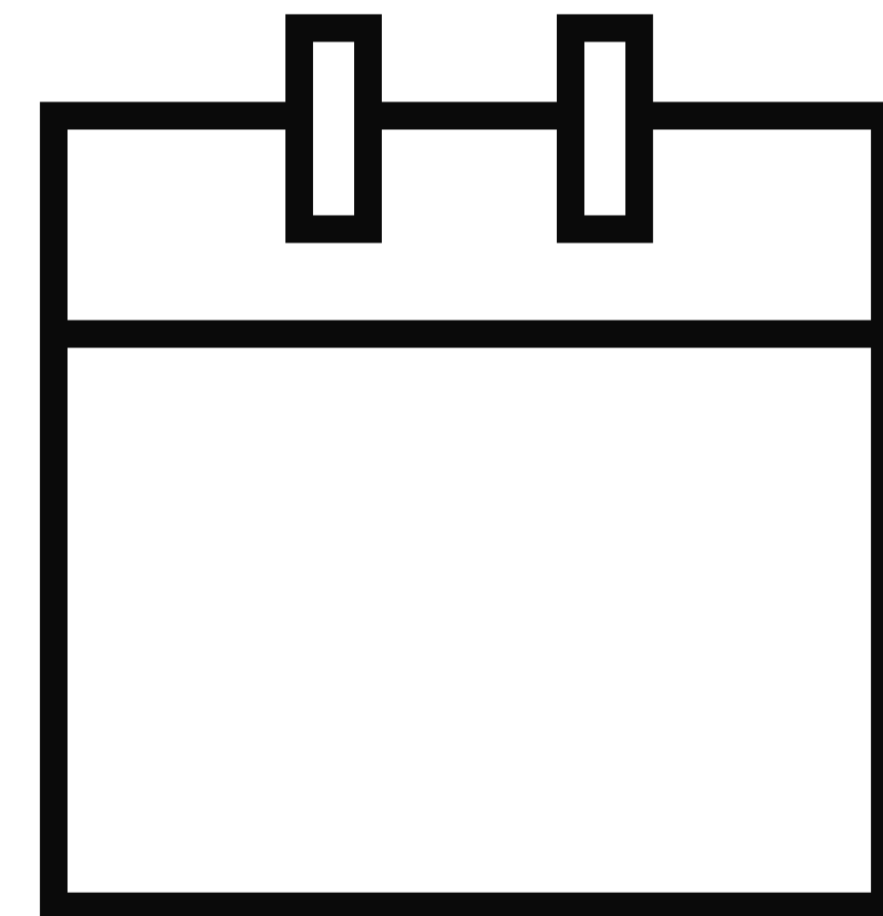
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5,171

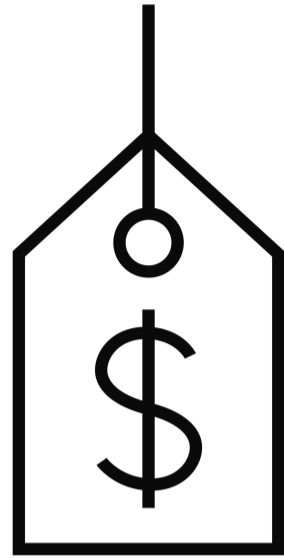


INVENTORY

3.2



MOI

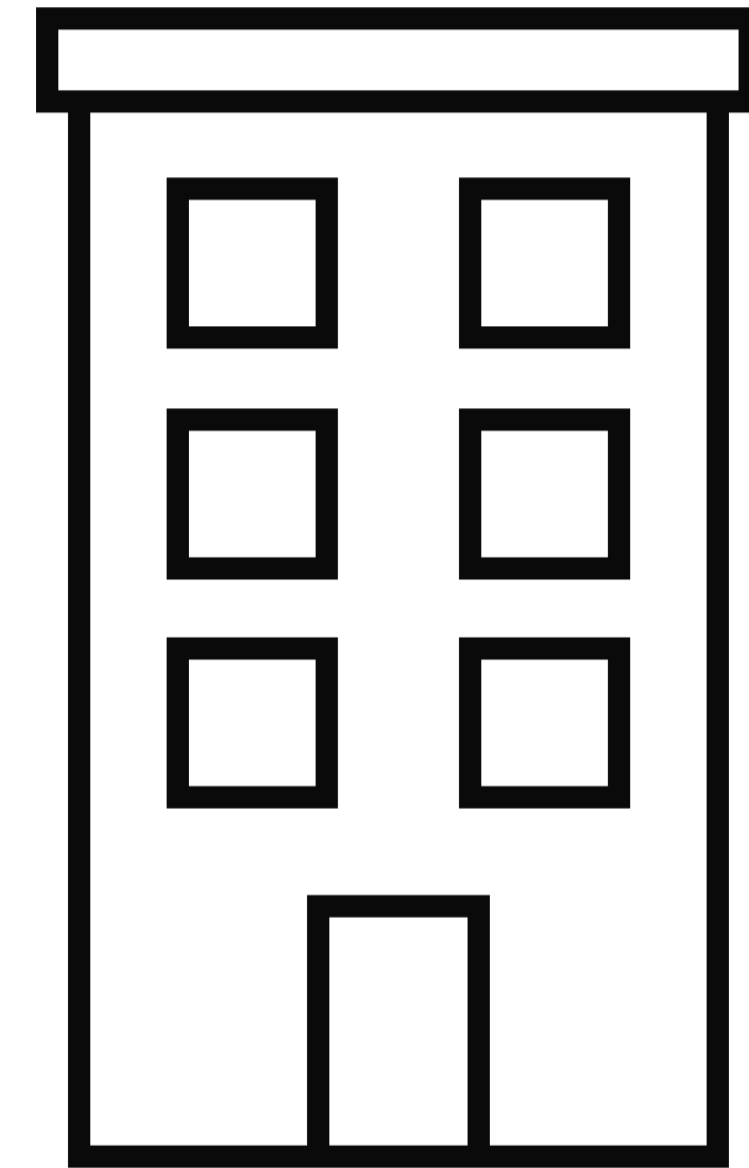


DETACHED **\$3,900,000**

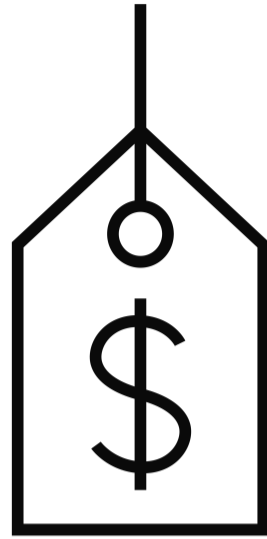
SEMI-DETACHED **\$1,000,000**

ROW/TOWNHOUSE **\$1,767,972**

APARTMENT
CONDOMINIUM **\$2,700,000**



HIGH ROLLERS

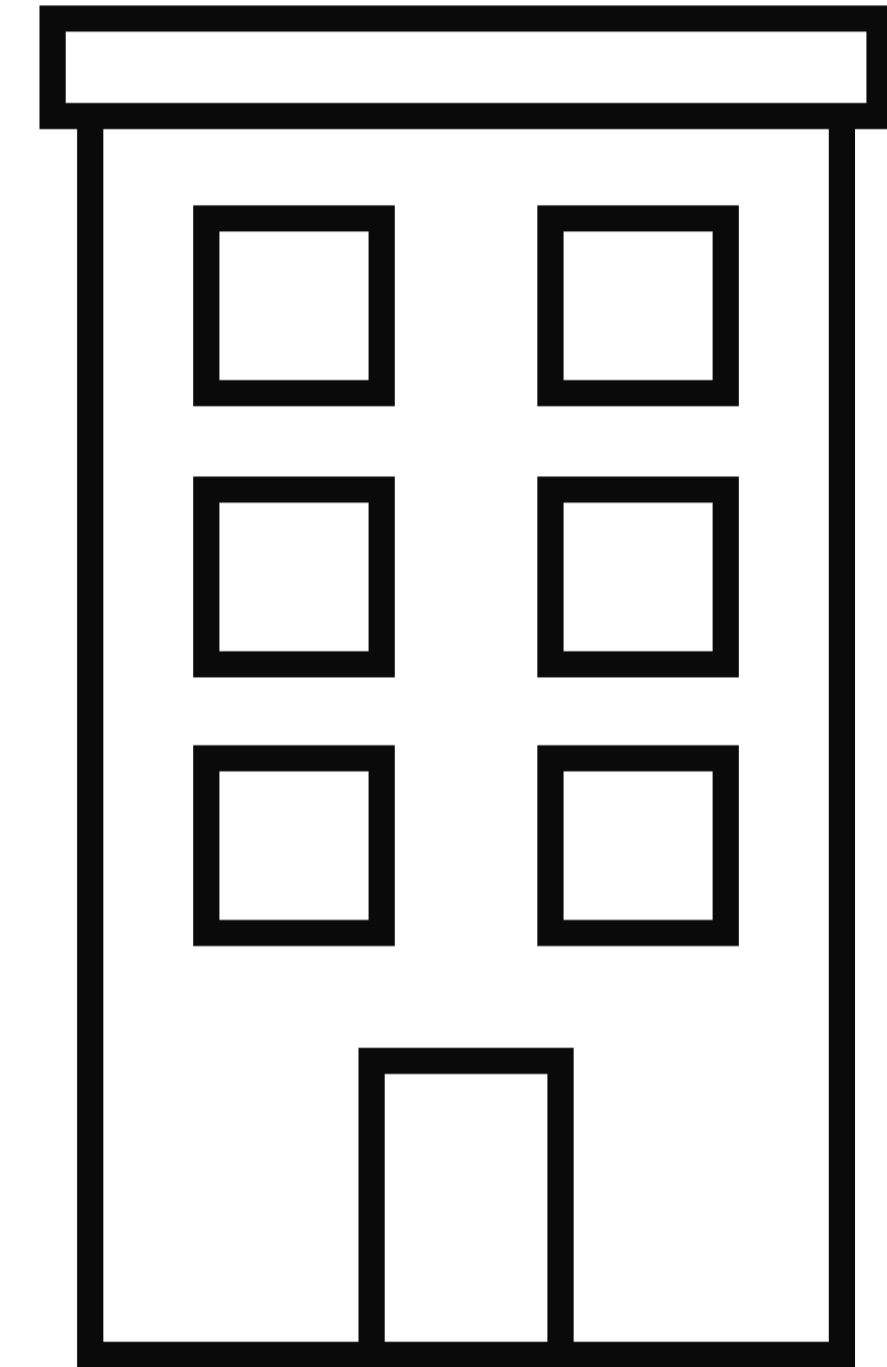


DETACHED **\$3,900,000**

SEMI-DETACHED **\$1,000,000**

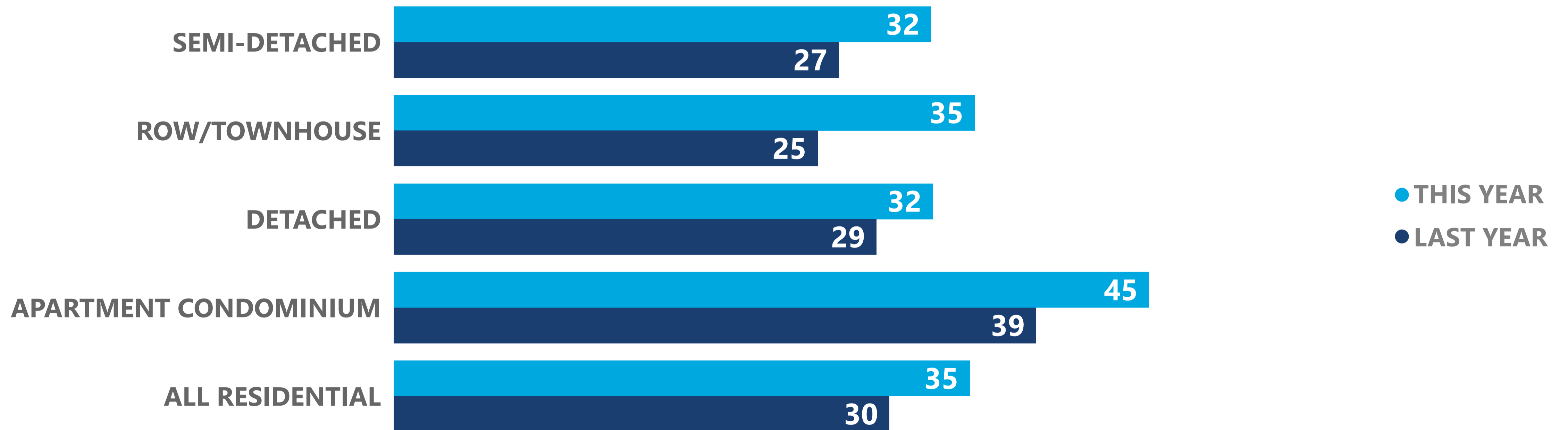
ROW/TOWNHOUSE **\$1,767,972**

APARTMENT
CONDOMINIUM **\$2,700,000**



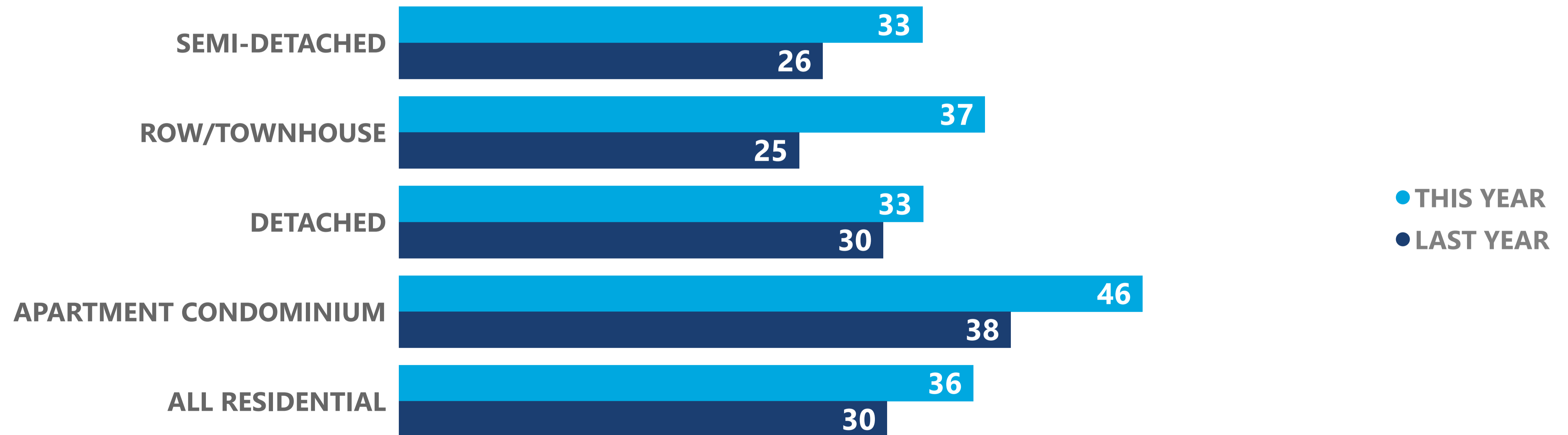
HIGH ROLLERS

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



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AVERAGE DAYS ON MARKET FOR MONTHLY SALES



AVERAGE **\$479K**

M/M **1.7%**

Y/Y **1.9%**



\$450K MEDIAN

1.5% M/M

0.7% Y/Y

ALL RESIDENTIAL

* Greater Edmonton Area includes Edmonton, Strathcona County, Sherwood Park, Parkland County, St. Albert, Spruce Grove, Leduc, Fort Saskatchewan, Beaumont, Sturgeon County, Stony Plain, Leduc County, Morinville, Devon, Gibbons, Calmar, Redwater, Bon Accord, Bruderheim, Legal, Thorsby, Warburg.

AVERAGE

\$456K

M/M

3.1%

Y/Y

2.3%



\$425K

MEDIAN

1.2%

M/M

1.2%

Y/Y

ALL RESIDENTIAL

AVERAGE

\$589K

M/M

-0.1%

Y/Y

0.8%



DETACHED

\$525K

MEDIAN

-1.9%

M/M

-1.9%

Y/Y

* Greater Edmonton Area includes Edmonton, Strathcona County, Sherwood Park, Parkland County, St. Albert, Spruce Grove, Leduc, Fort Saskatchewan, Beaumont, Sturgeon County, Stony Plain, Leduc County, Morinville, Devon, Gibbons, Calmar, Redwater, Bon Accord, Bruderheim, Legal, Thorsby, Warburg.

AVERAGE

\$585K

M/M

0.5%

Y/Y

0.9%



DETACHED

\$520K

MEDIAN

0.0%

M/M

-1.0%

Y/Y

AVERAGE

\$423K

M/M

-3.1%

Y/Y

-2.7%



\$420K

MEDIAN

-1.2%

M/M

-1.2%

Y/Y

SEMI-DETACHED

* Greater Edmonton Area includes Edmonton, Strathcona County, Sherwood Park, Parkland County, St. Albert, Spruce Grove, Leduc, Fort Saskatchewan, Beaumont, Sturgeon County, Stony Plain, Leduc County, Morinville, Devon, Gibbons, Calmar, Redwater, Bon Accord, Bruderheim, Legal, Thorsby, Warburg.

AVERAGE

\$419K

M/M

-4.8%

Y/Y

-3.0%



\$419K

MEDIAN

0.0%

M/M

-1.2%

Y/Y

SEMI-DETACHED

AVERAGE

\$313K

M/M

1.7%

Y/Y

-0.6%



\$309K

MEDIAN

-2.2%

M/M

-4.0%

Y/Y

ROW/TOWNHOUSE

* Greater Edmonton Area includes Edmonton, Strathcona County, Sherwood Park, Parkland County, St. Albert, Spruce Grove, Leduc, Fort Saskatchewan, Beaumont, Sturgeon County, Stony Plain, Leduc County, Morinville, Devon, Gibbons, Calmar, Redwater, Bon Accord, Bruderheim, Legal, Thorsby, Warburg.

AVERAGE

\$310K

M/M

2.3%

Y/Y

1.6%



\$307K

MEDIAN

0.1%

M/M

-0.2%

Y/Y

ROW/TOWNHOUSE