

SELLING PRICE

AVERAGE	\$492K		\$458K	MEDIAN
Month-over-Month	2.7%		1.8%	Month-over-Month
Year-over-Year	6.3%		3.1%	Year-over-Year
ALL RESIDENTIAL				

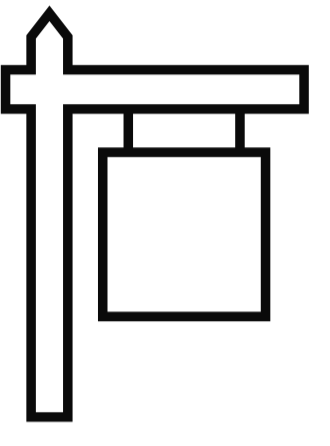
AVERAGE	\$605K		\$548K	MEDIAN
M/M	2.6%		4.4%	M/M
Y/Y	4.8%		2.8%	Y/Y
DETACHED				

AVERAGE	\$433K		\$425K	MEDIAN
M/M	2.3%		1.2%	M/M
Y/Y	-1.5%		-2.4%	Y/Y
SEMI-DETACHED				

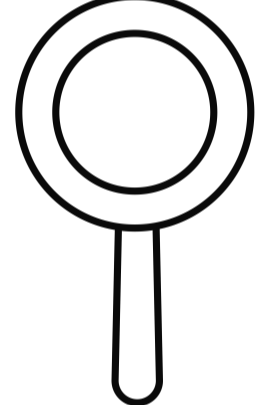
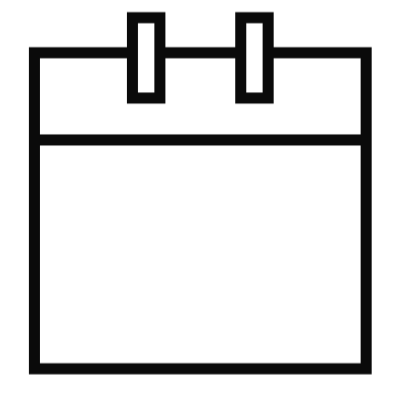
AVERAGE	\$310K		\$315K	MEDIAN
M/M	-1.2%		1.9%	M/M
Y/Y	0.9%		1.6%	Y/Y
ROW/TOWNHOUSE				

AVERAGE	\$206K		\$190K	MEDIAN
M/M	-8.7%		-2.6%	M/M
Y/Y	-3.7%		-4.4%	Y/Y
APARTMENT CONDOMINIUM				

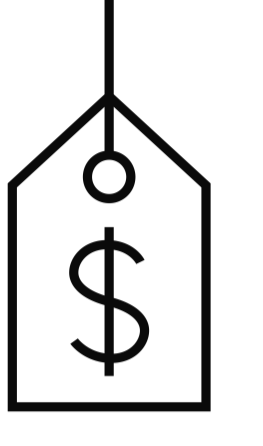
NEW LISTINGS

	CURRENT MONTH	4,855	↑	M/M	21.7%
	YTD	18K	↑	Y/Y	2.7%

INVENTORY

7,844		3.1	
INVENTORY		MONTHS OF INVENTORY	

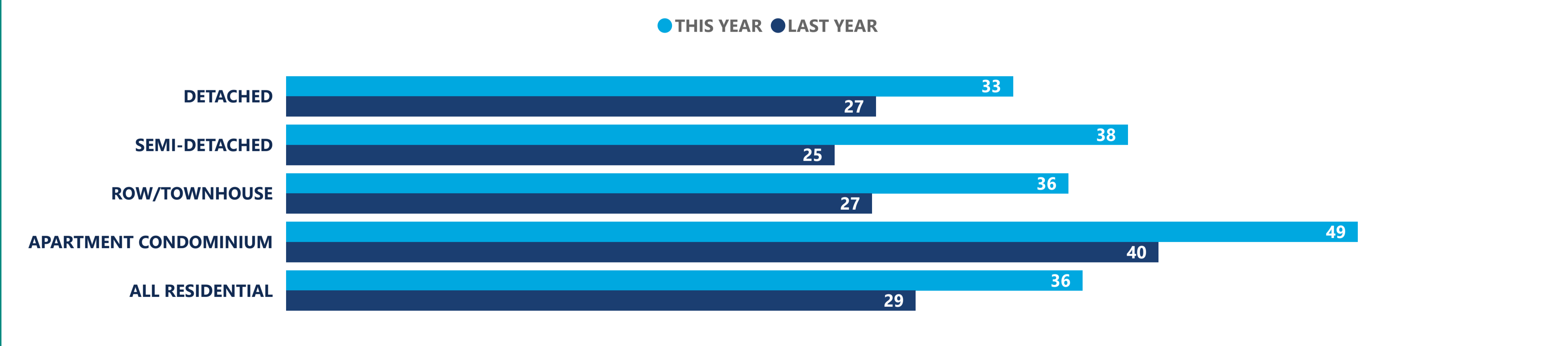
SALES

	CURRENT MONTH	2,557	↑	M/M	3.2%
	YTD	9,917	↓	Y/Y	-13.4%

HIGH ROLLERS

DETACHED	\$3,995,000	
SEMI-DETACHED	\$850,000	
ROW/TOWNHOUSE	\$591,500	
APARTMENT CONDOMINIUM	\$795,000	

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	\$455K		\$433K	MEDIAN
Month-over-Month	-0.1%		1.9%	Month-over-Month
Year-over-Year	6.1%		4.1%	Year-over-Year
ALL RESIDENTIAL				

AVERAGE	\$590K		\$532K	MEDIAN
M/M	0.9%		2.4%	M/M
Y/Y	5.7%		1.8%	Y/Y
DETACHED				

AVERAGE	\$423K		\$415K	MEDIAN
M/M	0.8%		-1.2%	M/M
Y/Y	-3.6%		-4.8%	Y/Y
SEMI-DETACHED				

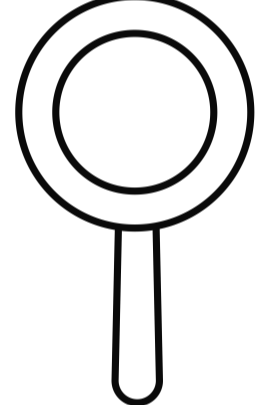
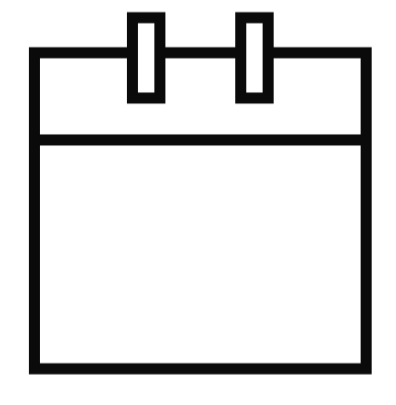
AVERAGE	\$297K		\$301K	MEDIAN
M/M	-4.1%		-2.1%	M/M
Y/Y	-1.3%		0.5%	Y/Y
ROW/TOWNHOUSE				

AVERAGE	\$201K		\$189K	MEDIAN
M/M	-10.2%		-3.2%	M/M
Y/Y	-3.8%		-3.2%	Y/Y
APARTMENT CONDOMINIUM				



NEW LISTINGS

	CURRENT MONTH	3,499		M/M	24.3%
	YTD	13K		Y/Y	3.5%

INVENTORY

5,944		3.6	
INVENTORY		MONTHS OF INVENTORY	

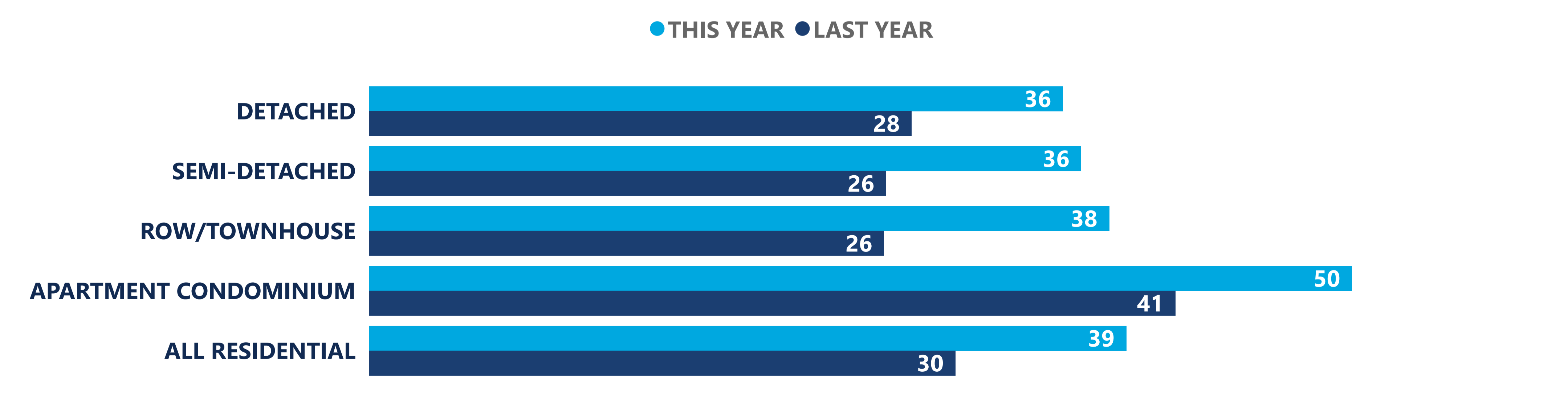
SALES

	CURRENT MONTH	1,649		M/M	1.2%
	YTD	6,597		Y/Y	-19.7%

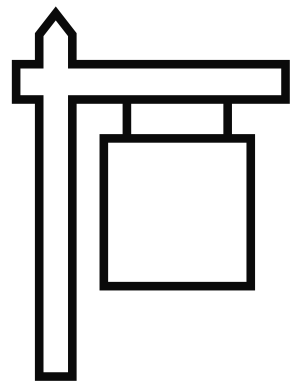
HIGH ROLLERS

DETACHED	\$3,125,000	
SEMI-DETACHED	\$781,000	
ROW/TOWNHOUSE	\$591,500	
APARTMENT CONDOMINIUM	\$795,000	

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



NEW LISTINGS



CURRENT MONTH
4,855 ↑ M/M 22%

YTD
18K ↑ Y/Y 3%

SALES

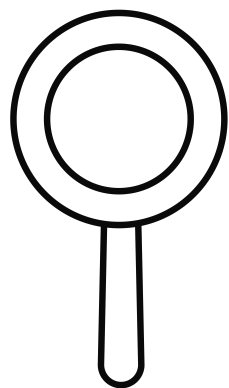


CURRENT MONTH
2,557 ↑ M/M 3%

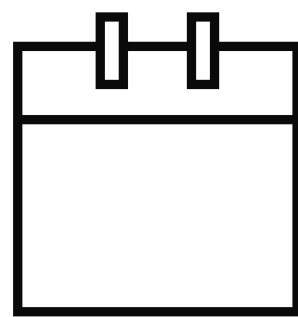
YTD
10K ↓ Y/Y -13%

MONTHS OF INVENTORY

7,844
INVENTORY



3.1
MONTHS OF INVENTORY



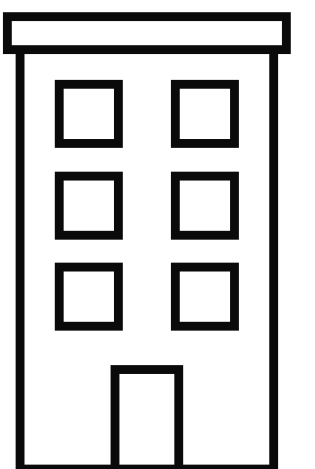
HIGH ROLLERS

DETACHED \$3,995,000

SEMI-DETACHED \$850,000

ROW/TOWNHOUSE \$591,500

APARTMENT CONDOMINIUM \$795,000



AVERAGE DAYS ON MARKET FOR MONTHLY SALES



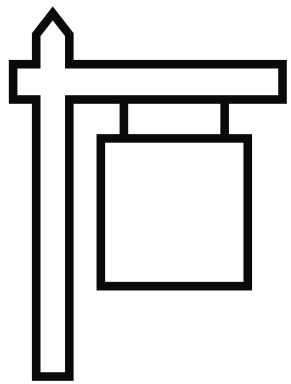
● THIS YEAR ● LAST YEAR

SELLING PRICE COMPARISONS

Property Type	Average	M/M	Y/Y	Median	M/M	Y/Y
ALL RESIDENTIAL	\$491,794	3%	6%	\$457,900	2%	3%
DETACHED	\$604,744	3%	5%	\$548,000	4%	3%
SEMI-DETACHED	\$433,478	2%	-1%	\$425,000	1%	-2%
ROW/TOWNHOUSE	\$309,554	-1%	1%	\$314,900	2%	2%
APARTMENT CONDOMINIUM	\$206,282	-9%	-4%	\$190,000	-3%	-4%

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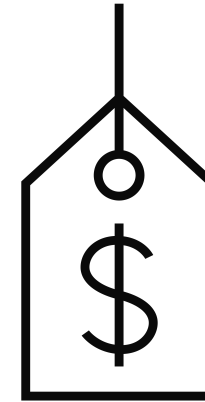
NEW LISTINGS



CURRENT MONTH
3,499 ↑ **M/M**
24%

YTD
13K ↑ **Y/Y**
4%

SALES

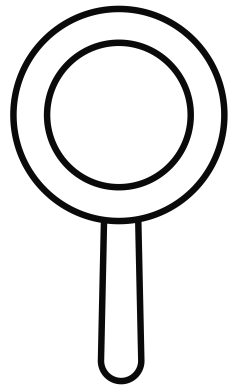


CURRENT MONTH
1,649 ↑ **M/M**
1%

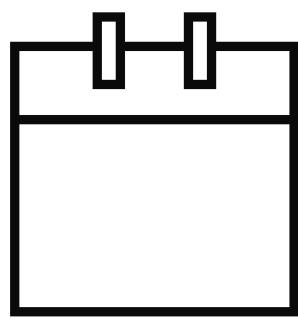
YTD
7K ↓ **Y/Y**
-20%

MONTHS OF INVENTORY

5,944
INVENTORY



3.6
MONTHS OF INVENTORY



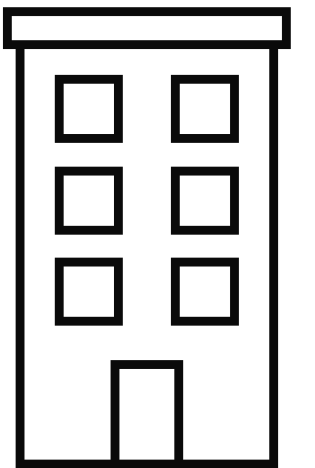
HIGH ROLLERS

DETACHED \$3,125,000

SEMI-DETACHED \$781,000

ROW/TOWNHOUSE \$591,500

APARTMENT CONDOMINIUM \$795,000



AVERAGE DAYS ON MARKET FOR MONTHLY SALES



● THIS YEAR ● LAST YEAR

SELLING PRICE COMPARISONS

Property Type	Average	M/M	Y/Y	Median	M/M	Y/Y
ALL RESIDENTIAL	\$455,282	-0%	6%	\$433,000	2%	4%
DETACHED	\$589,697	1%	6%	\$532,250	2%	2%
SEMI-DETACHED	\$423,382	1%	-4%	\$415,000	-1%	-5%
ROW/TOWNHOUSE	\$297,188	-4%	-1%	\$300,613	-2%	1%
APARTMENT CONDOMINIUM	\$200,772	-10%	-4%	\$188,750	-3%	-3%

MLS® HOME PRICE INDEX

\$432K

Benchmark Price



0.1%

Month-over-Month



-1.8%

Year-over-Year

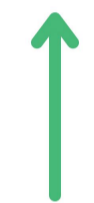
\$492K

Average Sales Price



2.7%

Month-over-Month

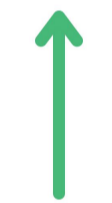


6.3%

Year-over-Year

\$458K

Median Sales Price



1.8%

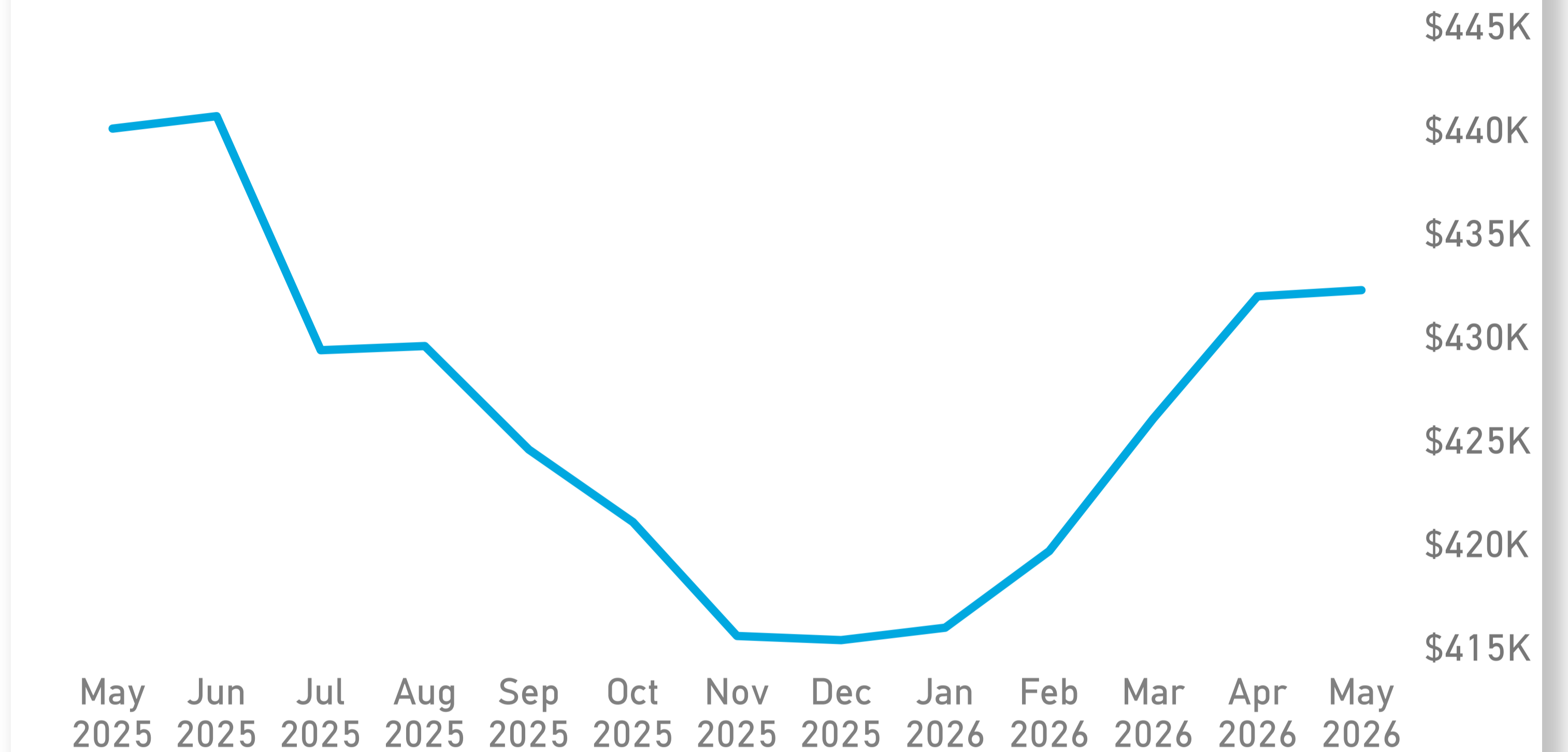
Month-over-Month



3.1%

Year-over-Year

BENCHMARK PRICE TREND



\$531K

Benchmark Price



0.1%

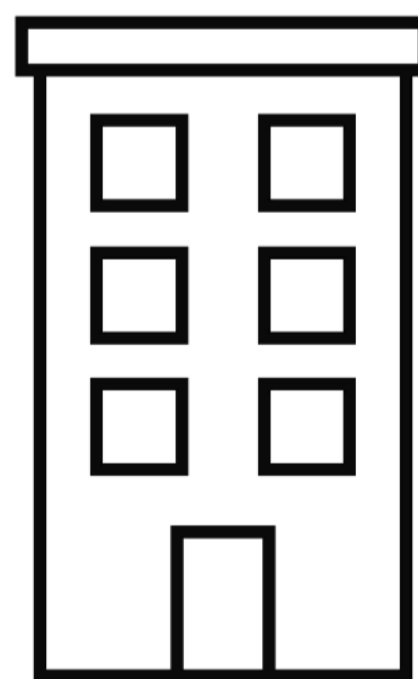
Month-over-Month



0.2%

Year-over-Year

SINGLE FAMILY



\$202K

Benchmark Price



0.4%

Month-over-Month



-9.3%

Year-over-Year

APARTMENT



\$275K

Benchmark Price



-0.8%

Month-over-Month



-6.6%

Year-over-Year

TOWNHOUSE

MLS® HOME PRICE INDEX

\$414K

Benchmark Price

↑ **0.1%**

Month-over-Month

↓ **-2.8%**

Year-over-Year

\$455K

Average Sales Price

↓ **-0.1%**

Month-over-Month

↑ **6.1%**

Year-over-Year

\$433K

Median Sales Price

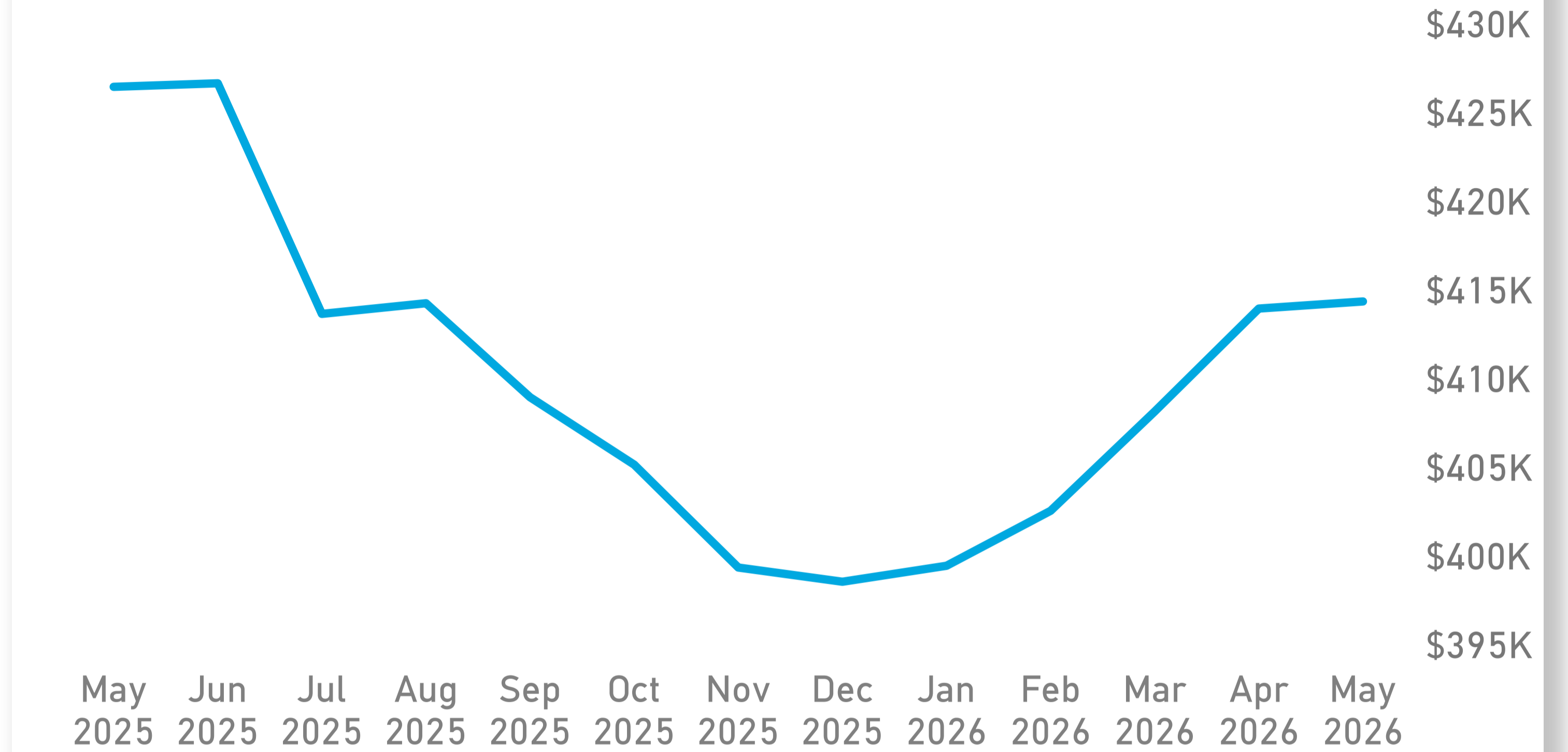
↑ **1.9%**

Month-over-Month

↑ **4.1%**

Year-over-Year

BENCHMARK PRICE TREND



\$531K

Benchmark Price

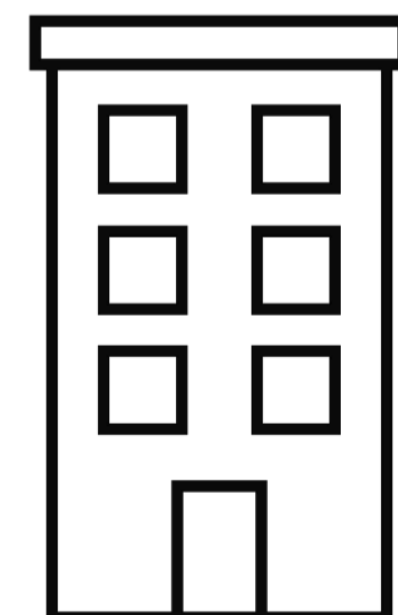
↑ **0.2%**

Month-over-Month

↓ **-0.6%**

Year-over-Year

SINGLE FAMILY



\$195K

Benchmark Price

↑ **0.5%**

Month-over-Month

↓ **-9.2%**

Year-over-Year

APARTMENT



\$275K

Benchmark Price

↓ **-0.6%**

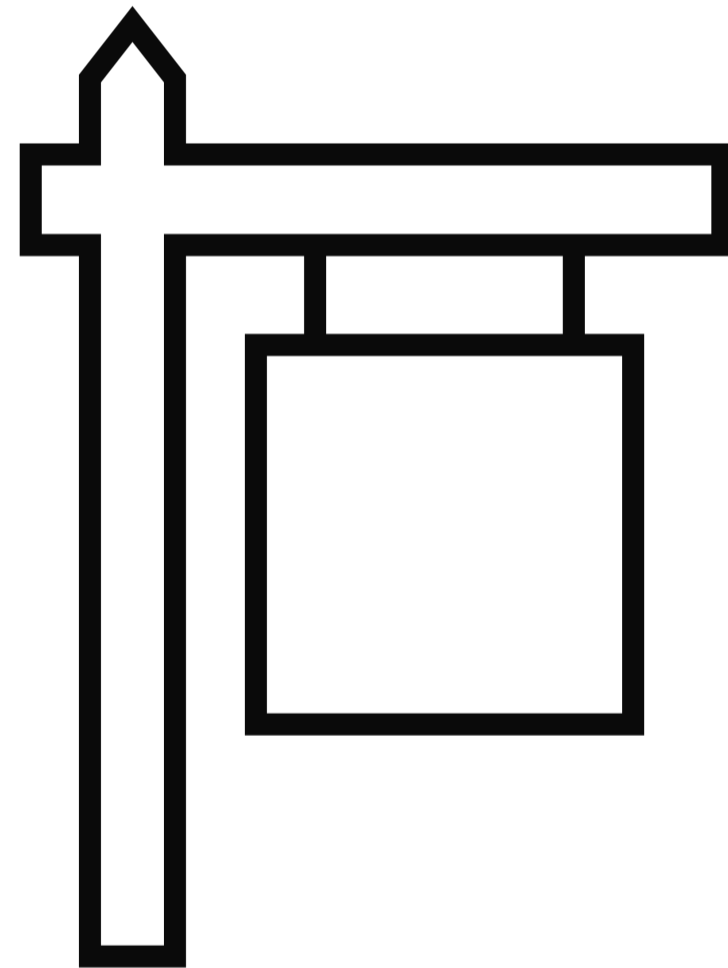
Month-over-Month

↓ **-6.7%**

Year-over-Year

TOWNHOUSE

NEW LISTINGS



CURRENT MONTH

4,855

YTD

18K

MONTH-OVER-MONTH

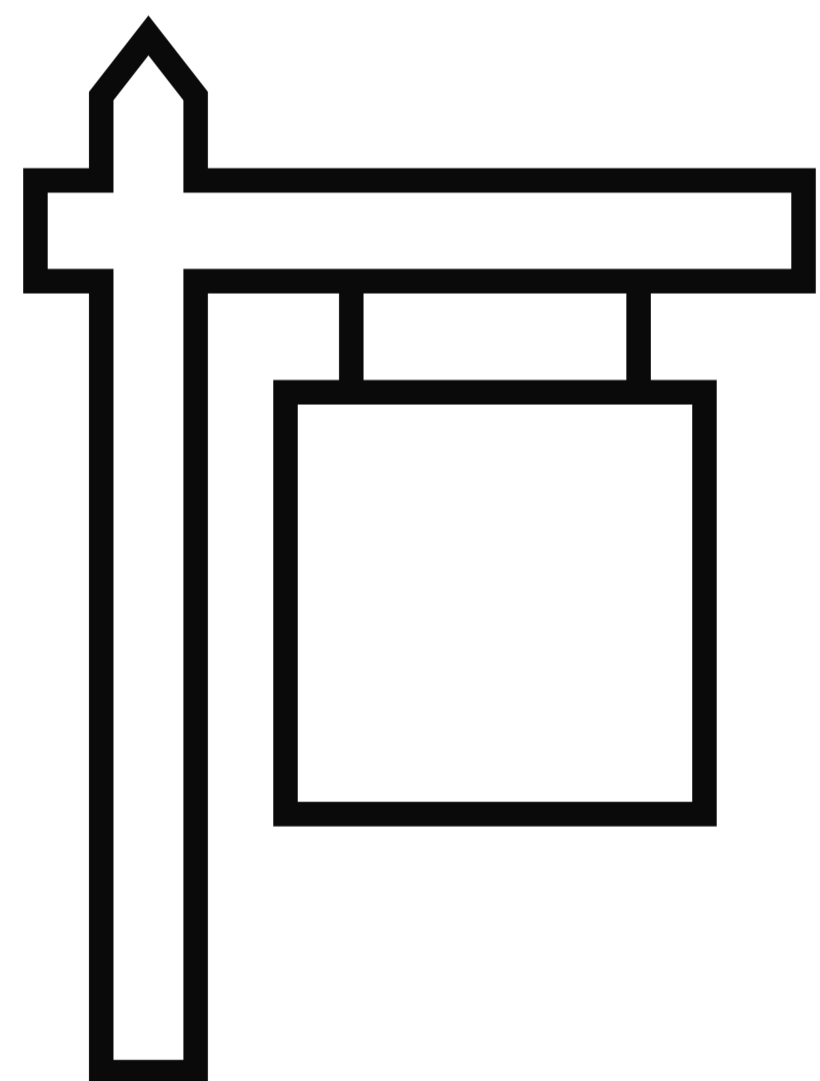
↑ **21.7%**

YEAR-OVER-YEAR

↑ **2.7%**

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NEW LISTINGS



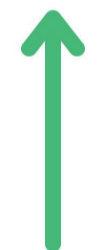
CURRENT MONTH

3,499

YTD

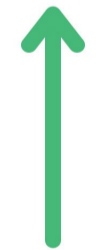
13K

MONTH-OVER-MONTH

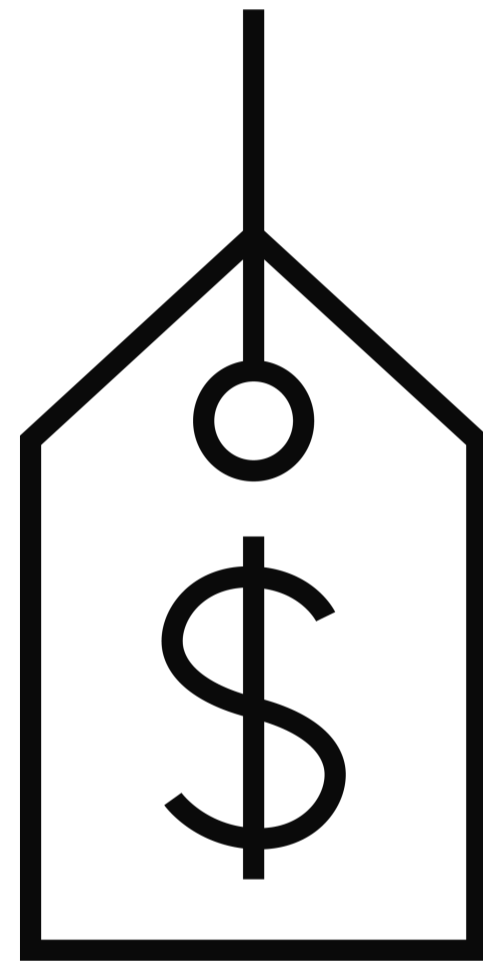


24.3%

YEAR-OVER-YEAR



3.5%



SALES

CURRENT MONTH

2,557

YTD

9,917

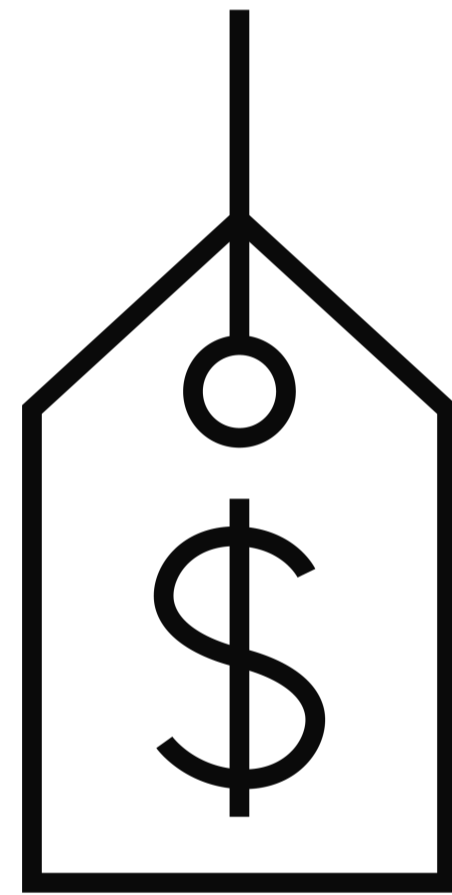
MONTH-OVER-MONTH

↑ **3.2%**

YEAR-OVER-YEAR

↓ **-13.4%**

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SALES

CURRENT MONTH

1,649

YTD

6,597

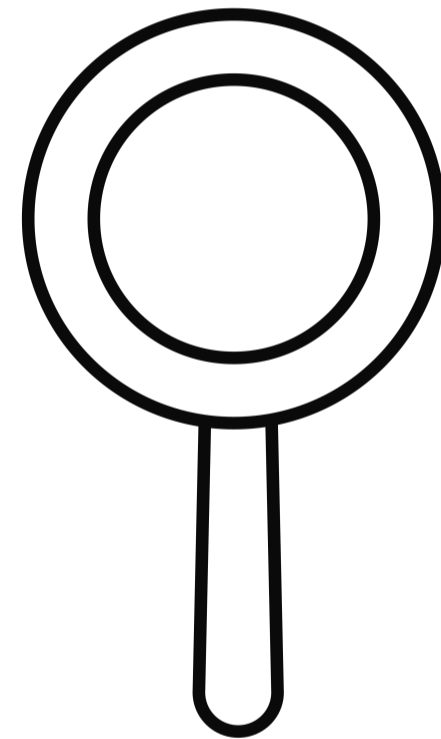
MONTH-OVER-MONTH

↑ **1.2%**

YEAR-OVER-YEAR

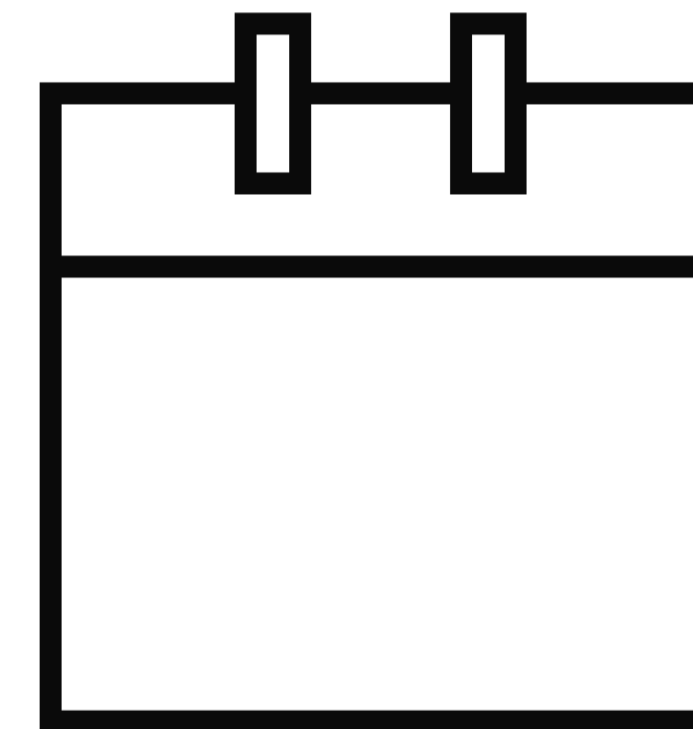
↓ **-19.7%**

7,844



INVENTORY

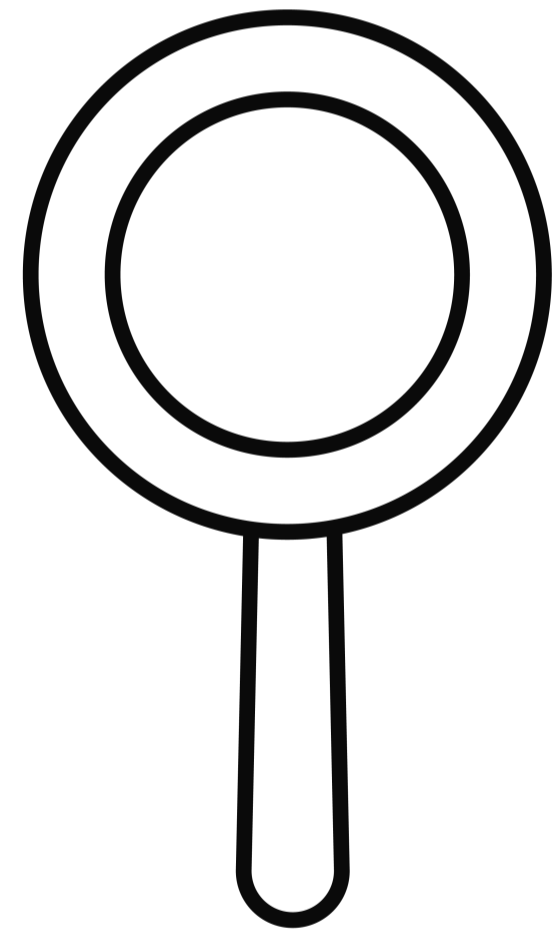
3.1



MOI

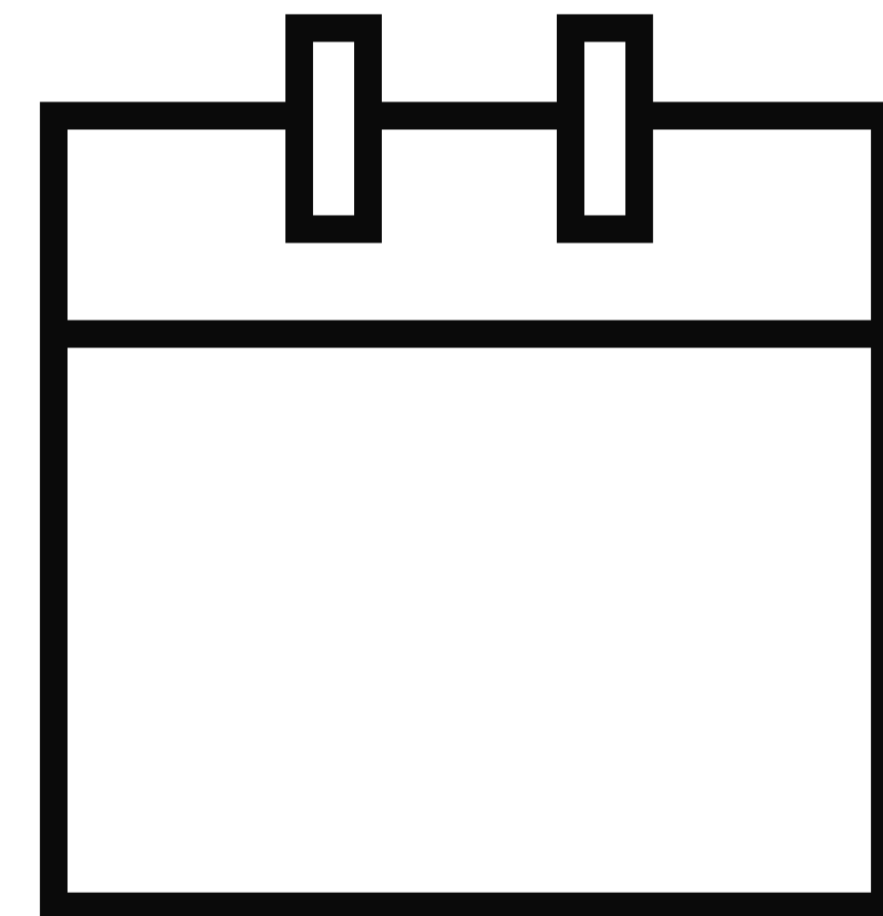
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5,944

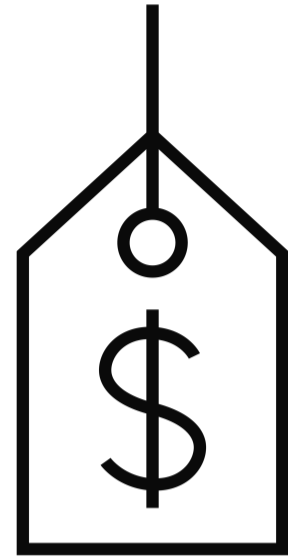


INVENTORY

3.6



MOI

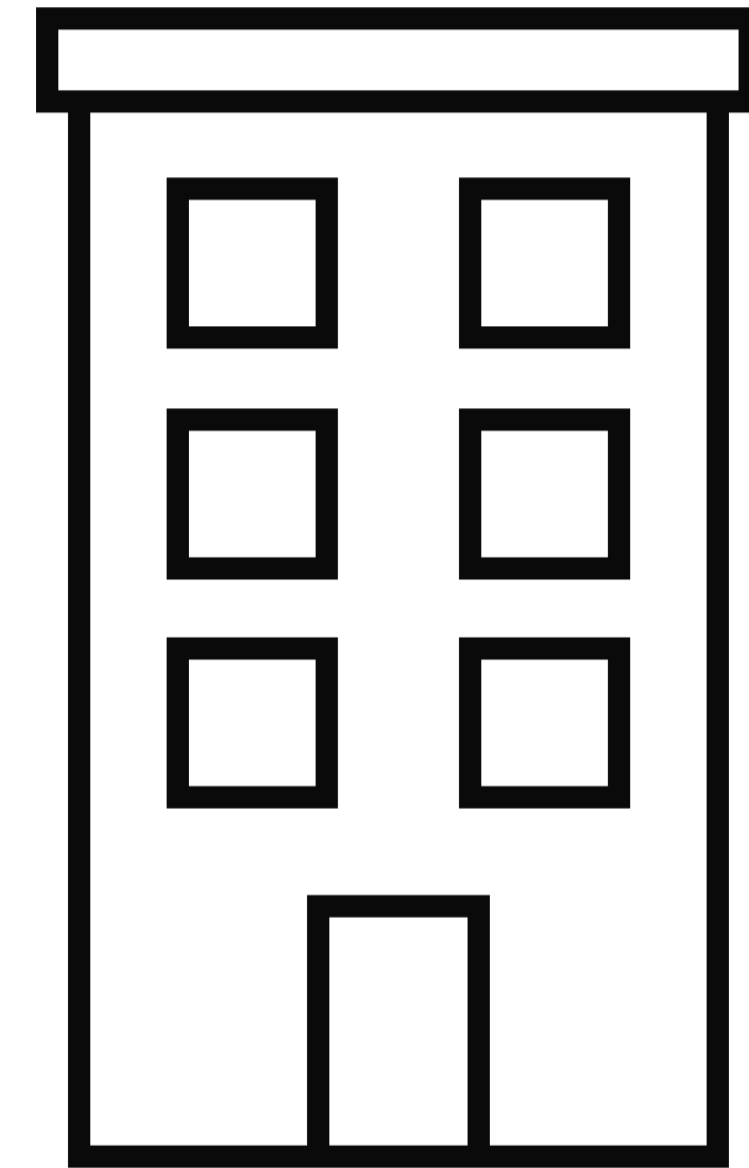


DETACHED **\$3,995,000**

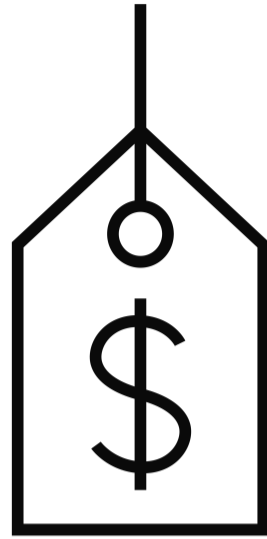
SEMI-DETACHED **\$850,000**

ROW/TOWNHOUSE **\$591,500**

APARTMENT
CONDOMINIUM **\$795,000**



HIGH ROLLERS

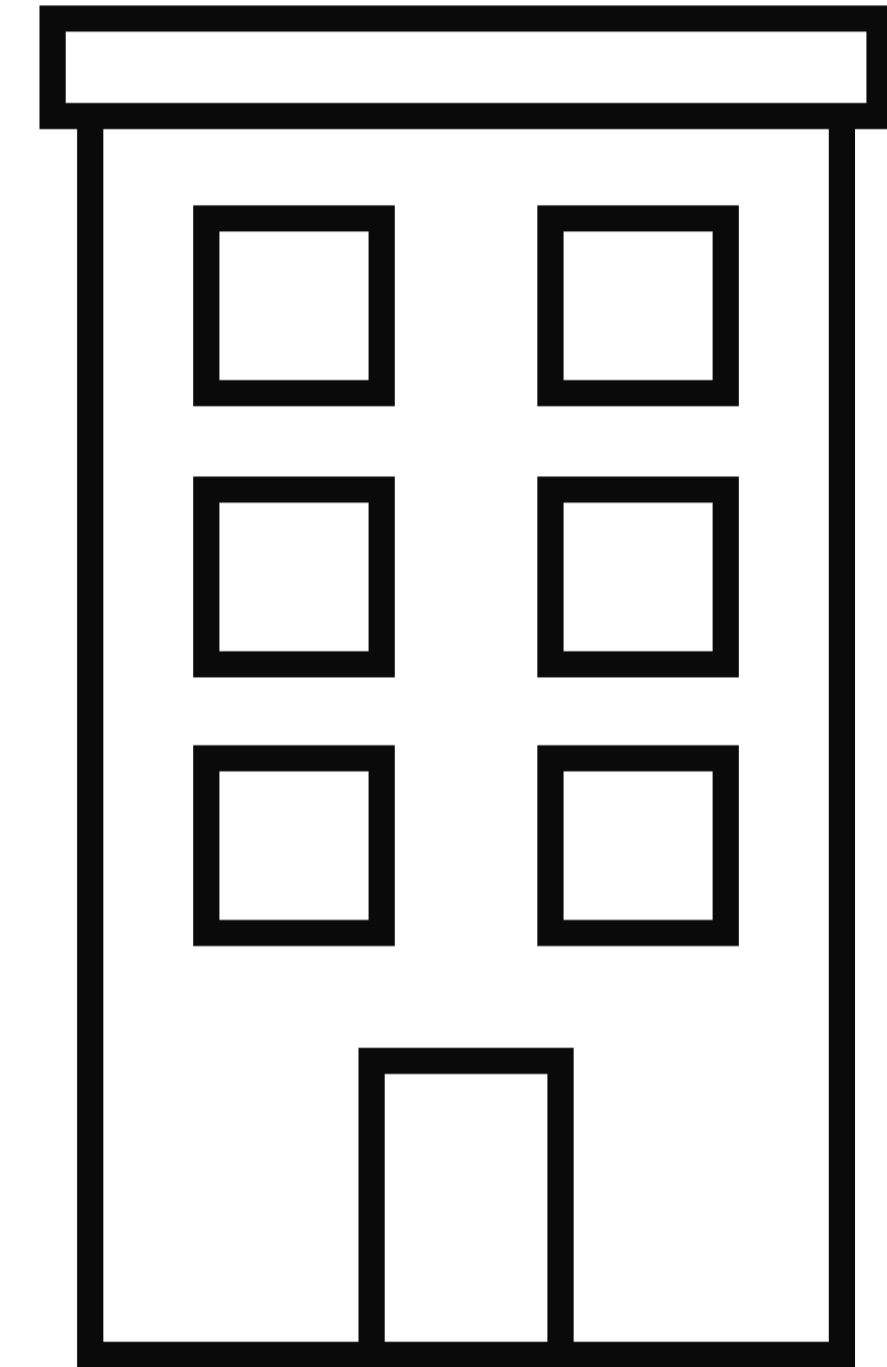


DETACHED **\$3,125,000**

SEMI-DETACHED **\$781,000**

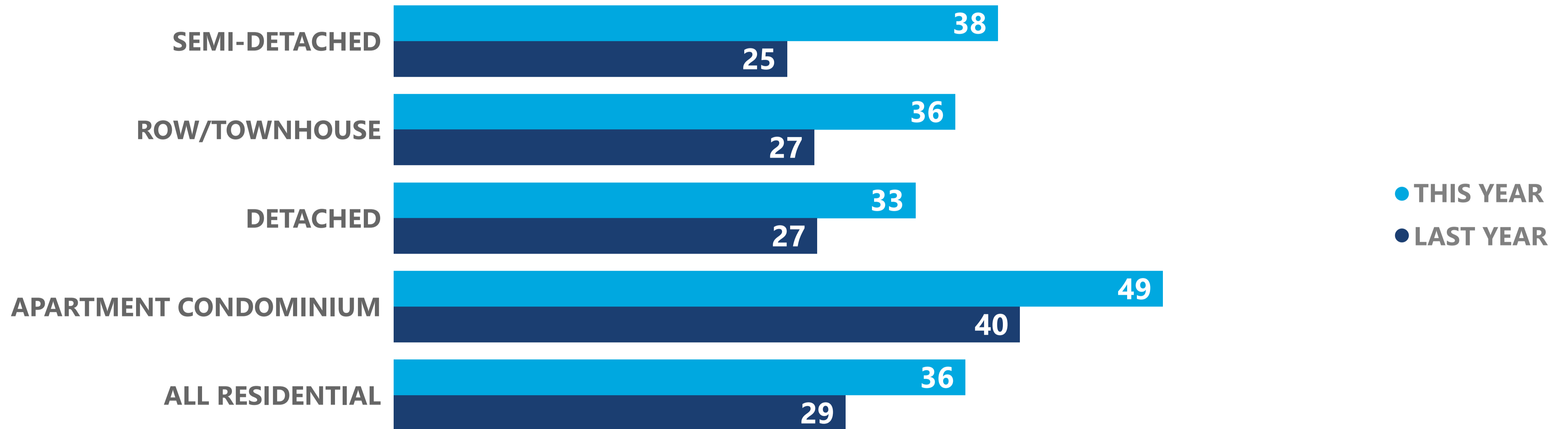
ROW/TOWNHOUSE **\$591,500**

APARTMENT
CONDOMINIUM **\$795,000**



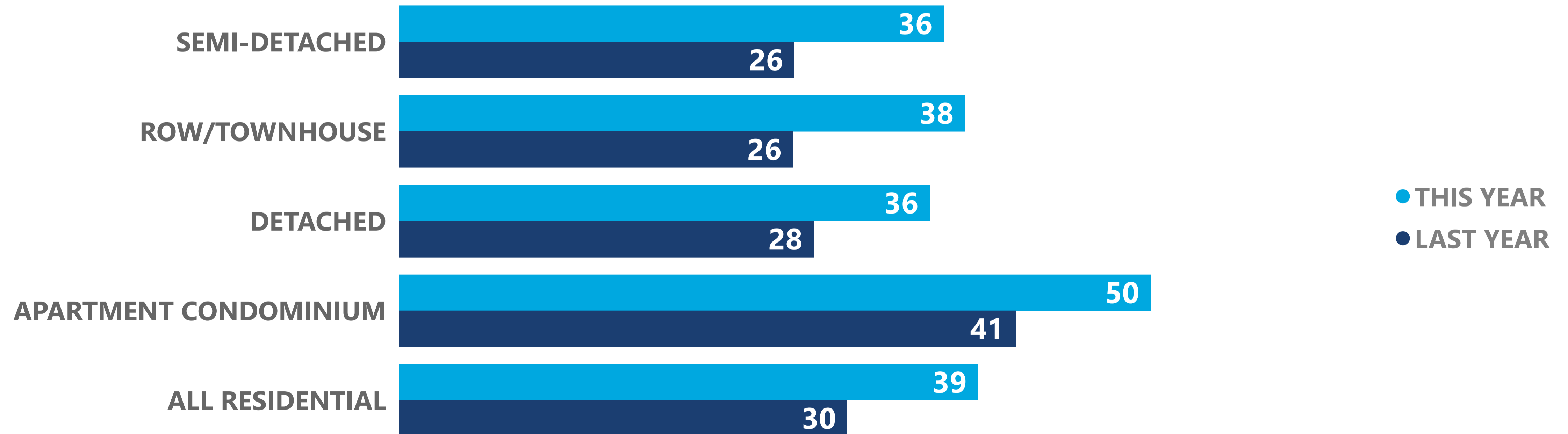
HIGH ROLLERS

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



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AVERAGE DAYS ON MARKET FOR MONTHLY SALES



AVERAGE **\$492K**

M/M **2.7%**

Y/Y **6.3%**



\$458K MEDIAN

1.8% M/M

3.1% Y/Y

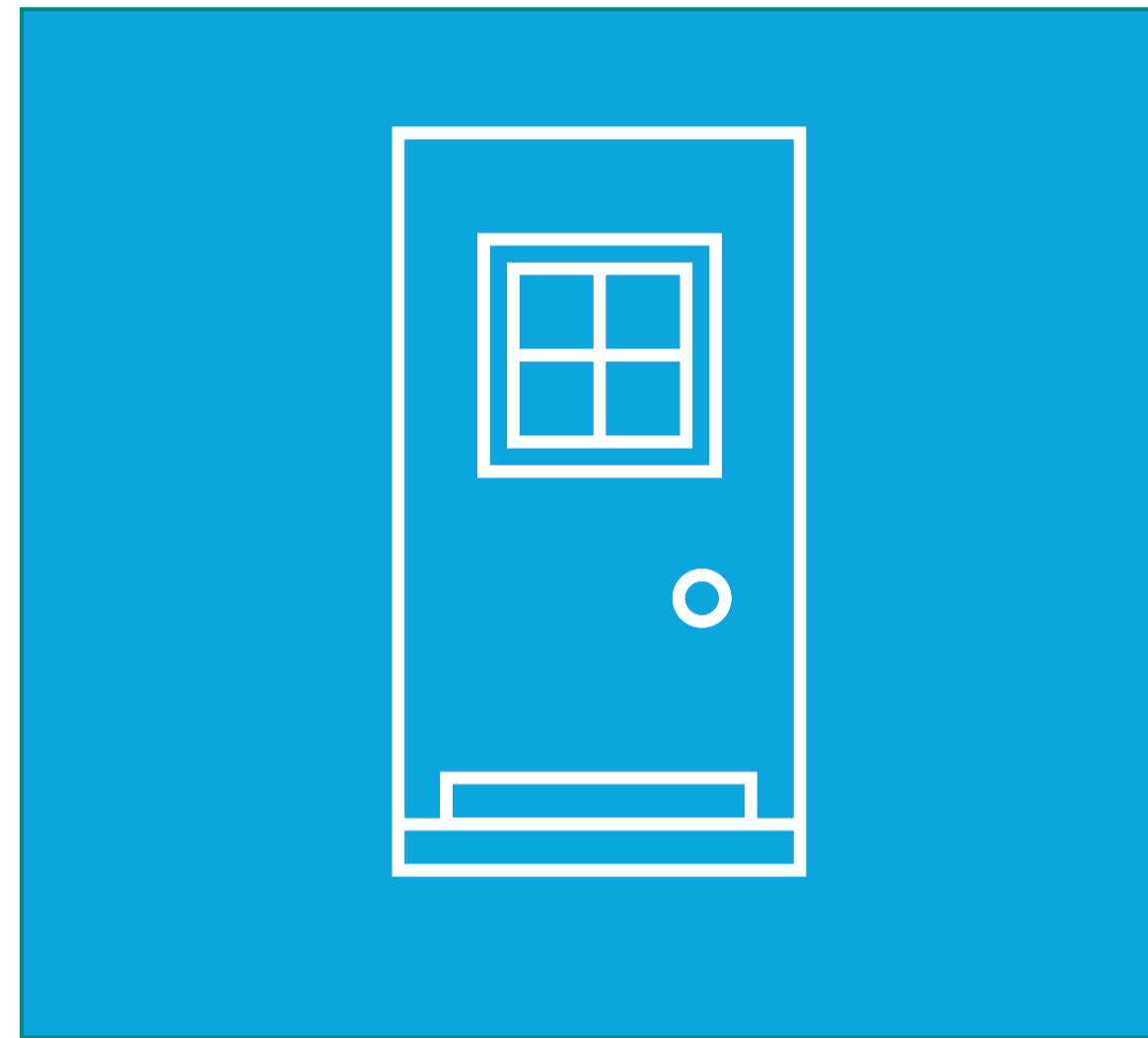
ALL RESIDENTIAL

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AVERAGE **\$455K**

M/M **-0.1%**

Y/Y **6.1%**



\$433K MEDIAN

1.9% M/M

4.1% Y/Y

ALL RESIDENTIAL

AVERAGE

\$605K

M/M

2.6%

Y/Y

4.8%



DETACHED

\$548K

MEDIAN

4.4%

M/M

2.8%

Y/Y

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AVERAGE

\$590K

M/M

0.9%

Y/Y

5.7%



DETACHED

\$532K

MEDIAN

2.4%

M/M

1.8%

Y/Y

AVERAGE

\$433K

M/M

2.3%

Y/Y

-1.5%



\$425K

MEDIAN

1.2%

M/M

-2.4%

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

\$423K

M/M

0.8%

Y/Y

-3.6%



\$415K

MEDIAN

-1.2%

M/M

-4.8%

Y/Y

SEMI-DETACHED

AVERAGE

\$310K

M/M

-1.2%

Y/Y

0.9%



\$315K

MEDIAN

1.9%

M/M

1.6%

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

\$297K

M/M

-4.1%

Y/Y

-1.3%



\$301K

MEDIAN

-2.1%

M/M

0.5%

Y/Y

ROW/TOWNHOUSE