

SELLING PRICE

AVERAGE	\$484K		\$453K	MEDIAN
Month-over-Month	-1.6%		-1.1%	Month-over-Month
Year-over-Year	4.1%		2.8%	Year-over-Year
ALL RESIDENTIAL				

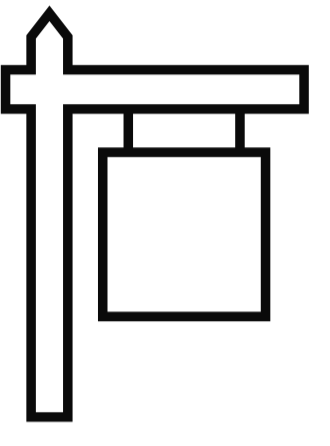


AVERAGE	\$593K		\$535K	MEDIAN
M/M	-1.9%		-2.4%	M/M
Y/Y	3.3%		2.0%	Y/Y
DETACHED				

AVERAGE	\$435K		\$416K	MEDIAN
M/M	0.3%		-2.2%	M/M
Y/Y	-1.2%		-3.4%	Y/Y
SEMI-DETACHED				

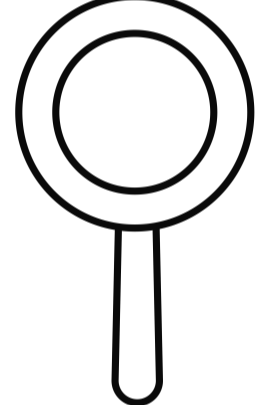
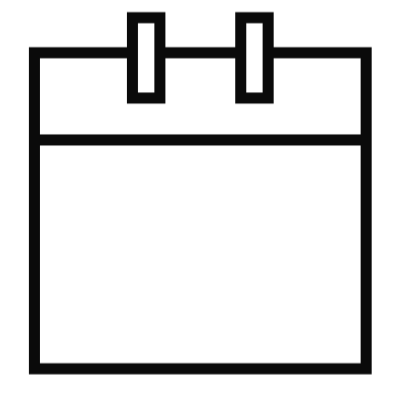
AVERAGE	\$303K		\$295K	MEDIAN
M/M	-2.1%		-6.3%	M/M
Y/Y	-2.1%		-4.8%	Y/Y
ROW/TOWNHOUSE				

AVERAGE	\$219K		\$197K	MEDIAN
M/M	6.4%		3.4%	M/M
Y/Y	2.0%		0.6%	Y/Y
APARTMENT CONDOMINIUM				

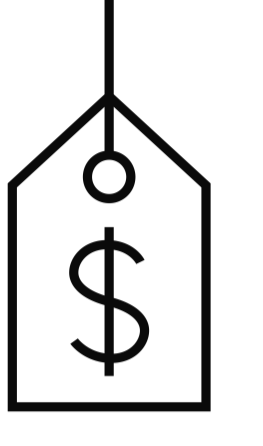


NEW LISTINGS

	CURRENT MONTH	4,475		M/M	-3.6%
	YTD	22K		Y/Y	10.1%

INVENTORY

8,072		2.9	
INVENTORY		MONTHS OF INVENTORY	

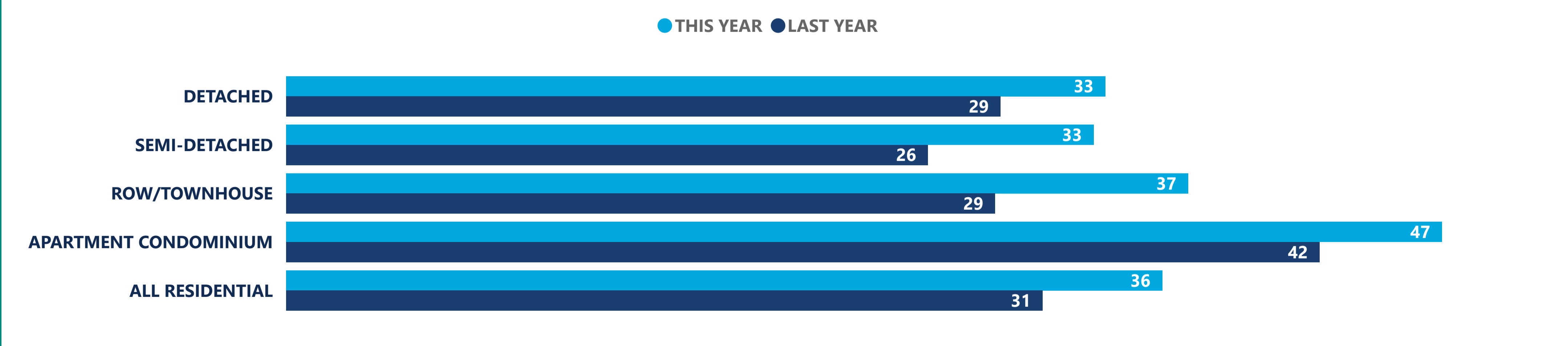
SALES

	CURRENT MONTH	2,746		M/M	7.5%
	YTD	13K		Y/Y	-4.1%

HIGH ROLLERS

DETACHED	\$2,950,000	
SEMI-DETACHED	\$1,025,000	
ROW/TOWNHOUSE	\$855,000	
APARTMENT CONDOMINIUM	\$2,350,000	

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	\$452K		\$426K	MEDIAN
Month-over-Month	-0.8%		-1.7%	Month-over-Month
Year-over-Year	4.3%		1.8%	Year-over-Year
ALL RESIDENTIAL				

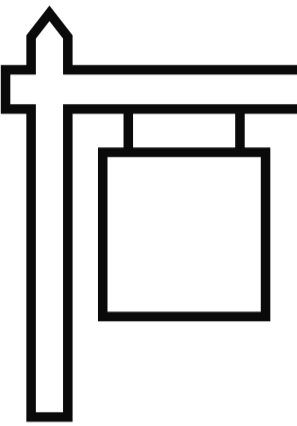


AVERAGE	\$575K		\$525K	MEDIAN
M/M	-2.4%		-1.4%	M/M
Y/Y	2.4%		1.9%	Y/Y
DETACHED				

AVERAGE	\$429K		\$415K	MEDIAN
M/M	1.6%		-0.1%	M/M
Y/Y	-4.1%		-4.3%	Y/Y
SEMI-DETACHED				

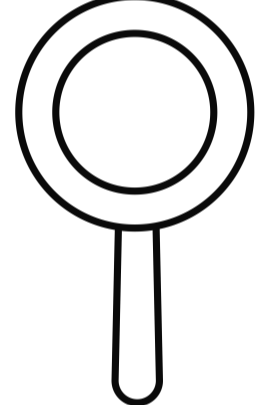
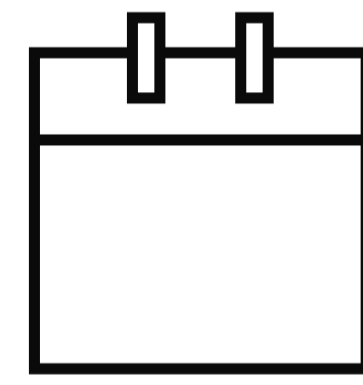
AVERAGE	\$297K		\$288K	MEDIAN
M/M	-0.0%		-4.1%	M/M
Y/Y	-0.6%		-3.9%	Y/Y
ROW/TOWNHOUSE				

AVERAGE	\$213K		\$191K	MEDIAN
M/M	6.5%		1.1%	M/M
Y/Y	0.8%		-2.3%	Y/Y
APARTMENT CONDOMINIUM				

NEW LISTINGS

	CURRENT MONTH	3,172		M/M	-4.8%
	YTD	16K		Y/Y	8.2%

INVENTORY

6,098		3.4	
INVENTORY		MONTHS OF INVENTORY	

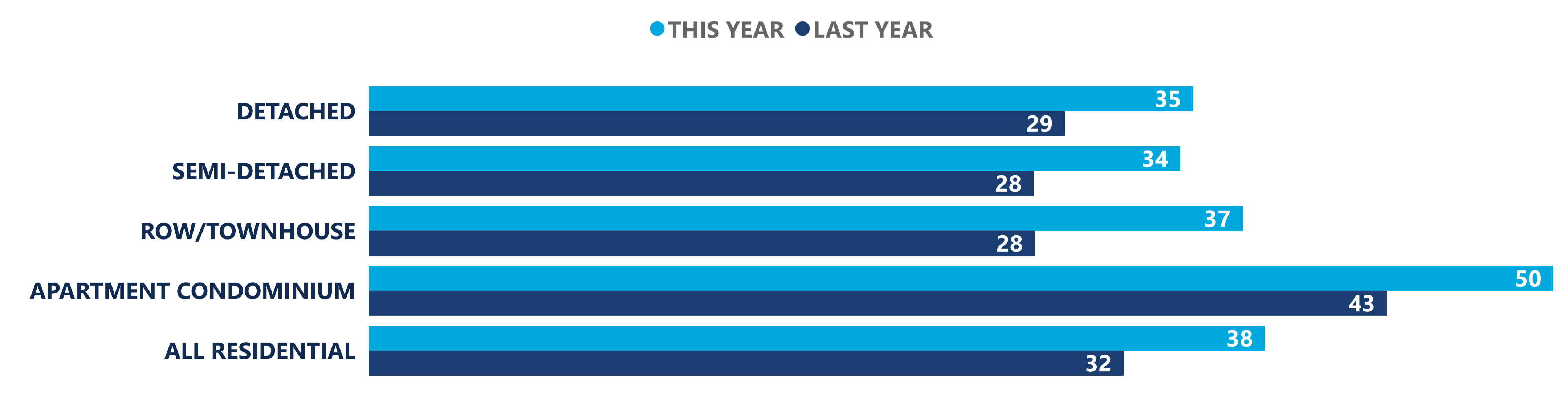
SALES

	CURRENT MONTH	1,820		M/M	10.6%
	YTD	8,411		Y/Y	-7.3%

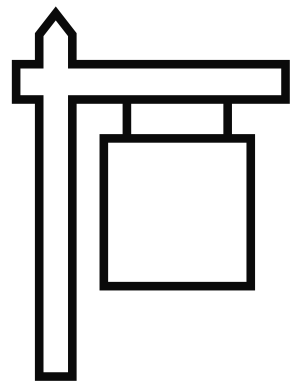
HIGH ROLLERS

DETACHED	\$2,950,000	
SEMI-DETACHED	\$905,000	
ROW/TOWNHOUSE	\$855,000	
APARTMENT CONDOMINIUM	\$2,350,000	

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



NEW LISTINGS



CURRENT MONTH
4,475 ↓ **M/M**
-4%

YTD
22K ↑ **Y/Y**
10%

SALES

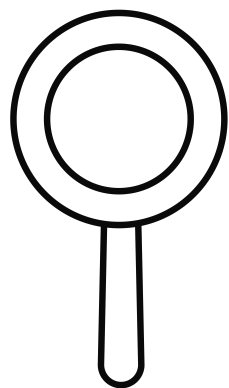


CURRENT MONTH
2,746 ↑ **M/M**
8%

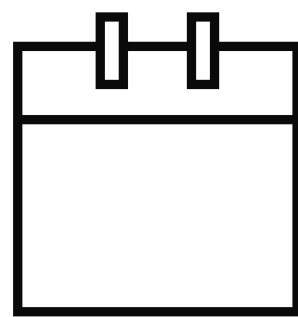
YTD
13K ↓ **Y/Y**
-4%

MONTHS OF INVENTORY

8,072
INVENTORY



2.9
MONTHS OF INVENTORY



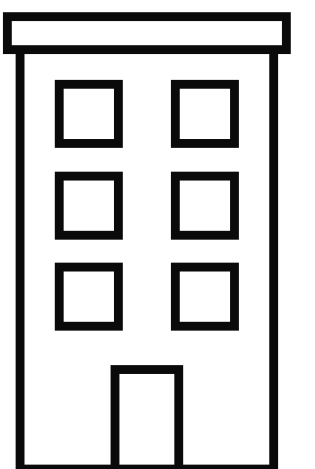
HIGH ROLLERS

DETACHED \$2,950,000

SEMI-DETACHED \$1,025,000

ROW/TOWNHOUSE \$855,000

APARTMENT CONDOMINIUM \$2,350,000



AVERAGE DAYS ON MARKET FOR MONTHLY SALES



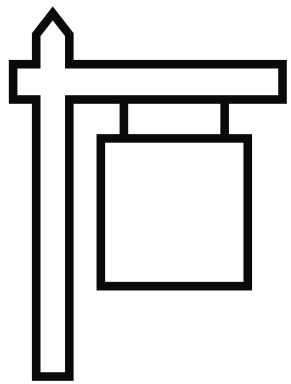
● THIS YEAR ● LAST YEAR

SELLING PRICE COMPARISONS

Property Type	Average	M/M	Y/Y	Median	M/M	Y/Y
ALL RESIDENTIAL	\$483,568	-2%	4%	\$452,500	-1%	3%
DETACHED	\$592,989	-2%	3%	\$535,000	-2%	2%
SEMI-DETACHED	\$434,527	0%	-1%	\$415,500	-2%	-3%
ROW/TOWNHOUSE	\$303,117	-2%	-2%	\$295,000	-6%	-5%
APARTMENT CONDOMINIUM	\$219,190	6%	2%	\$196,500	3%	1%

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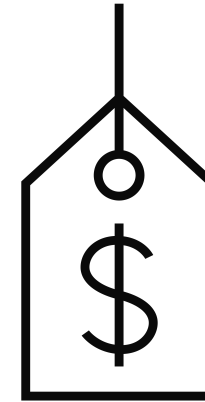
NEW LISTINGS



CURRENT MONTH
3,172 ↓ M/M -5%

YTD
16K ↑ Y/Y 8%

SALES

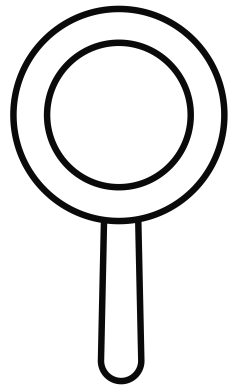


CURRENT MONTH
1,820 ↑ M/M 11%

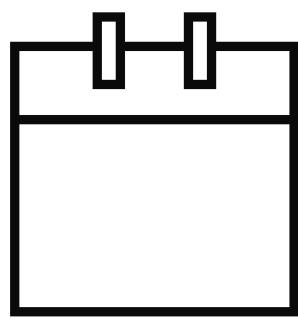
YTD
8K ↓ Y/Y -7%

MONTHS OF INVENTORY

6,098
INVENTORY



3.4
MONTHS OF INVENTORY



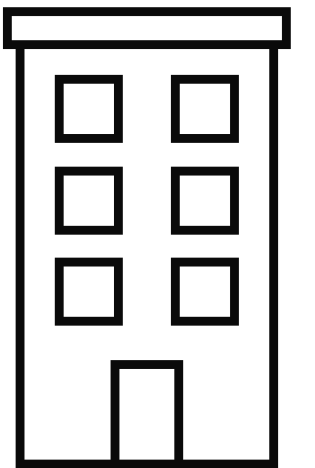
HIGH ROLLERS

DETACHED \$2,950,000

SEMI-DETACHED \$905,000

ROW/TOWNHOUSE \$855,000

APARTMENT CONDOMINIUM \$2,350,000



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	\$451,640	-1%	4%	\$425,500	-2%	2%
DETACHED	\$575,356	-2%	2%	\$525,000	-1%	2%
SEMI-DETACHED	\$429,459	2%	-4%	\$414,700	-0%	-4%
ROW/TOWNHOUSE	\$297,162	-0%	-1%	\$288,225	-4%	-4%
APARTMENT CONDOMINIUM	\$213,382	7%	1%	\$190,500	1%	-2%

MLS® HOME PRICE INDEX

\$431K

Benchmark Price



-0.2%

Month-over-Month



-2.1%

Year-over-Year

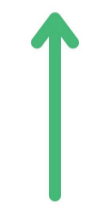
\$484K

Average Sales Price



-1.6%

Month-over-Month



4.1%

Year-over-Year

\$453K

Median Sales Price



-1.1%

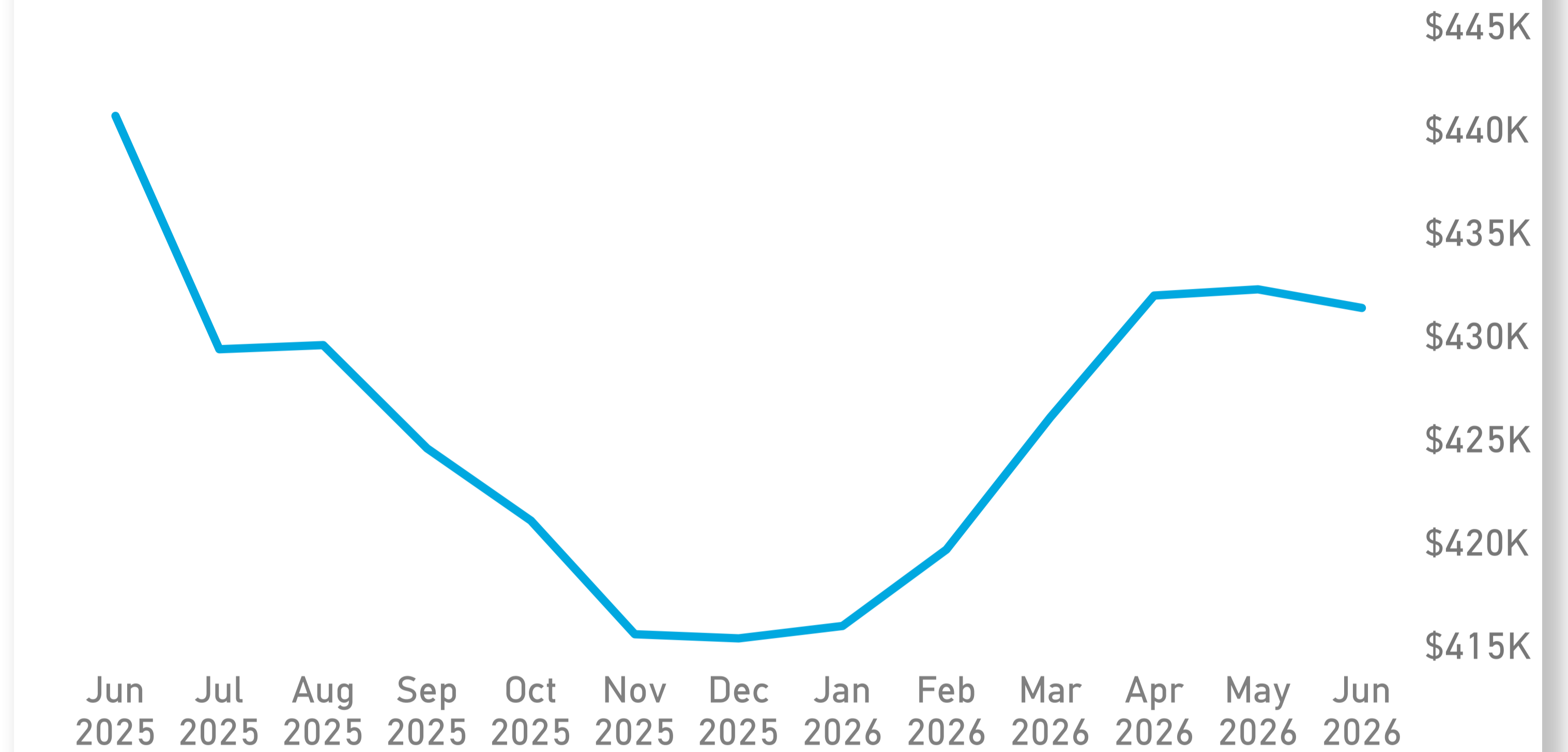
Month-over-Month



2.8%

Year-over-Year

BENCHMARK PRICE TREND



SINGLE FAMILY

\$530K

Benchmark Price



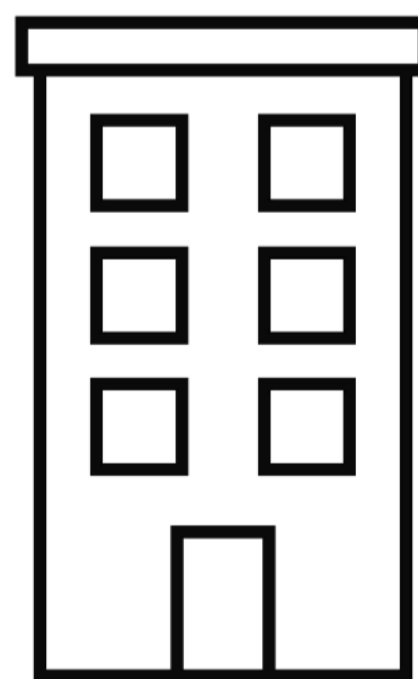
-0.3%

Month-over-Month



-0.5%

Year-over-Year



APARTMENT

\$202K

Benchmark Price



0.1%

Month-over-Month



-10.2%

Year-over-Year



TOWNHOUSE

\$276K

Benchmark Price



0.2%

Month-over-Month



-5.6%

Year-over-Year

MLS® HOME PRICE INDEX

\$413K

Benchmark Price

↓ -0.4%

Month-over-Month

↓ -3.3%

Year-over-Year

\$452K

Average Sales Price

↓ -0.8%

Month-over-Month

↑ 4.3%

Year-over-Year

\$426K

Median Sales Price

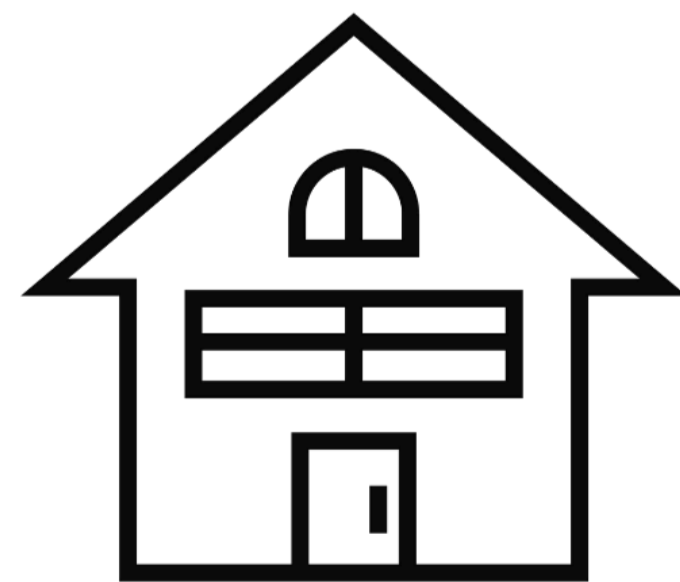
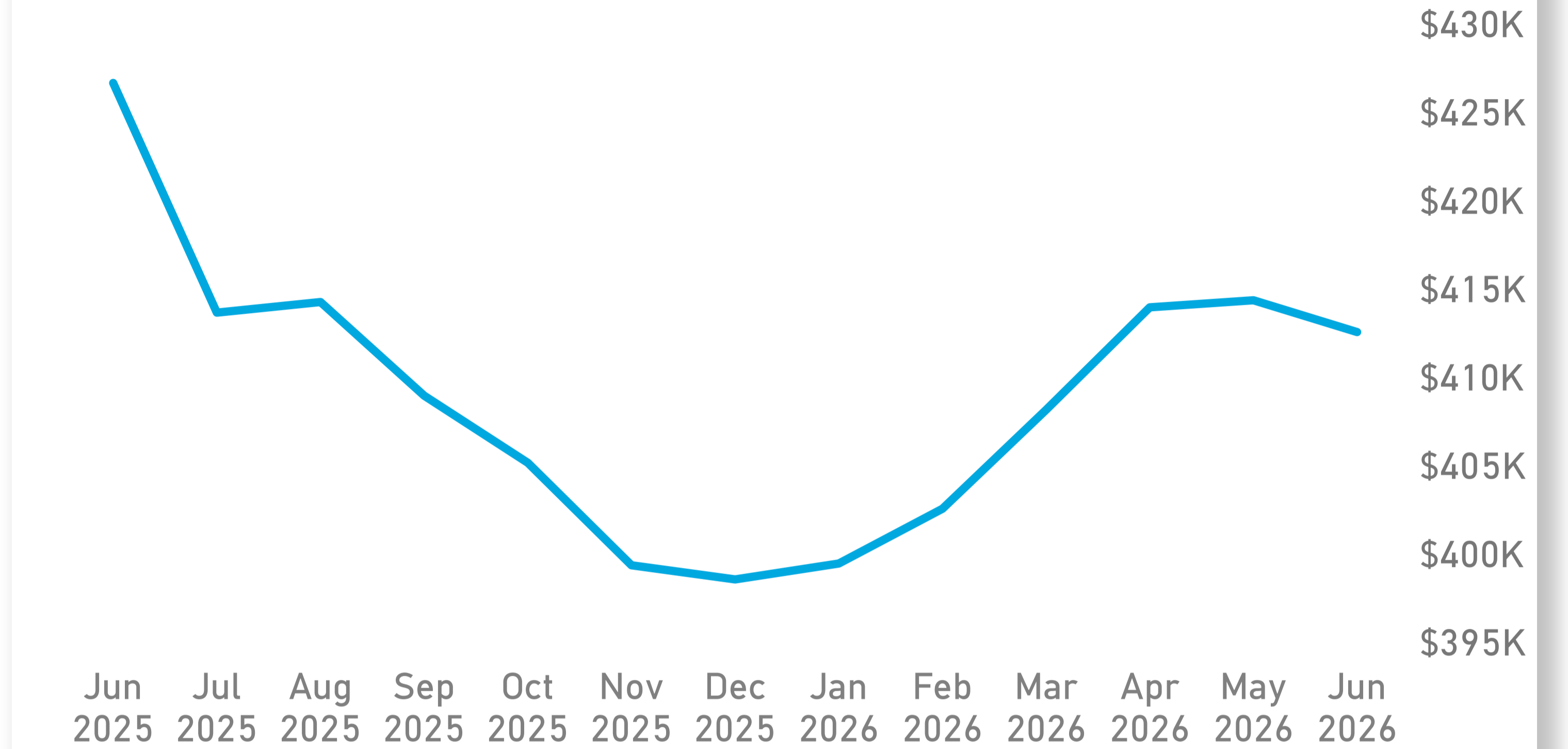
↓ -1.7%

Month-over-Month

↑ 1.8%

Year-over-Year

BENCHMARK PRICE TREND



\$528K

Benchmark Price

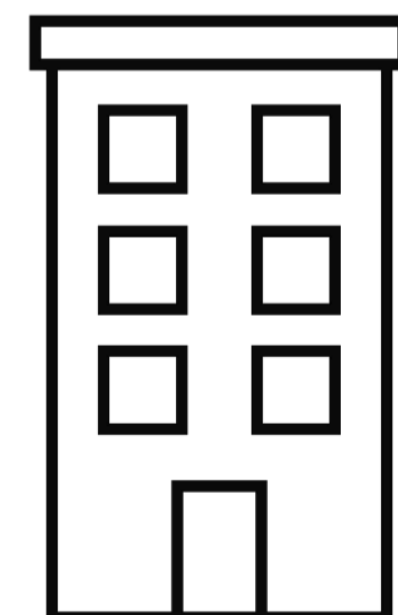
↓ -0.6%

Month-over-Month

↓ -1.5%

Year-over-Year

SINGLE FAMILY



\$196K

Benchmark Price

↑ 0.2%

Month-over-Month

↓ -10.4%

Year-over-Year

APARTMENT



\$276K

Benchmark Price

↑ 0.2%

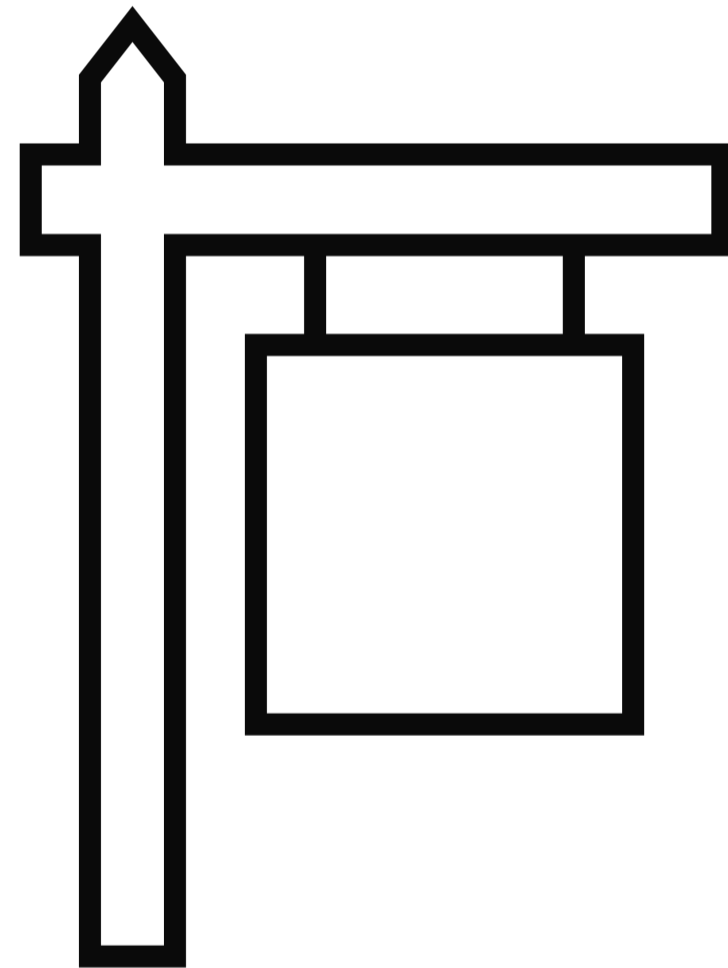
Month-over-Month

↓ -5.5%

Year-over-Year

TOWNHOUSE

NEW LISTINGS



CURRENT MONTH

4,475

YTD

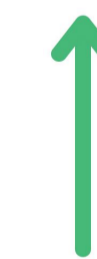
22K

MONTH-OVER-MONTH



-3.6%

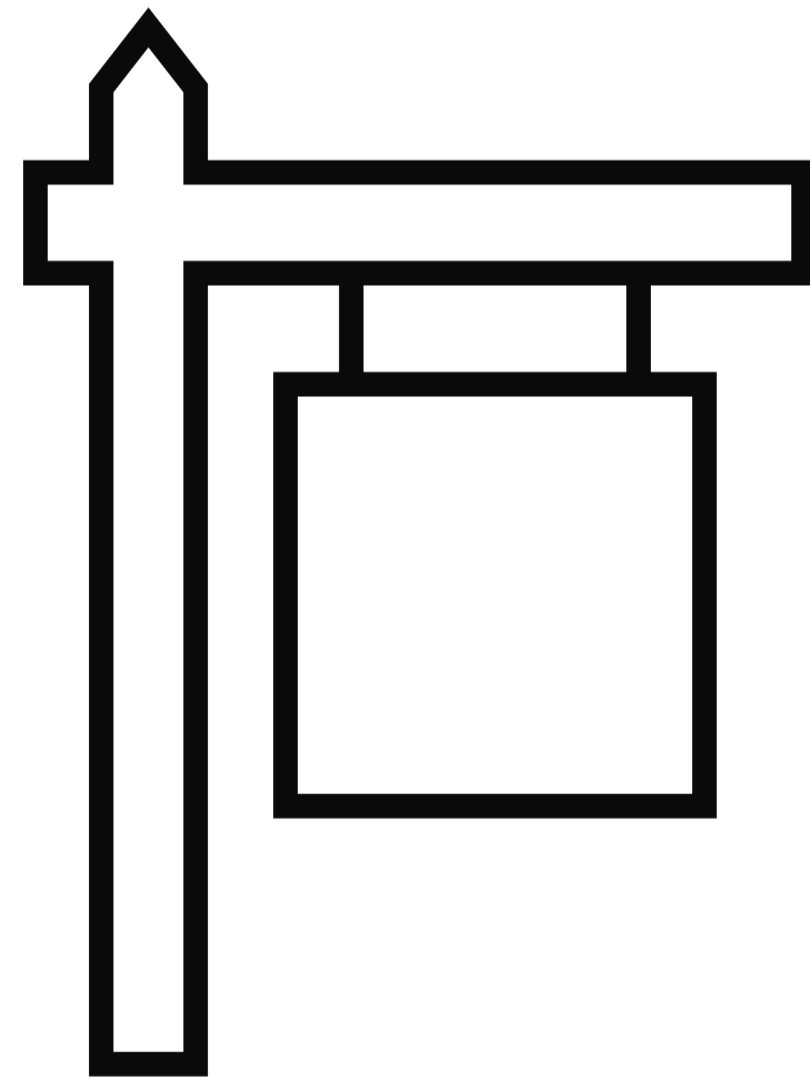
YEAR-OVER-YEAR



10.1%

* 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

3,172

YTD

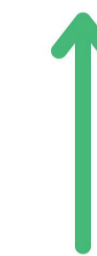
16K

MONTH-OVER-MONTH

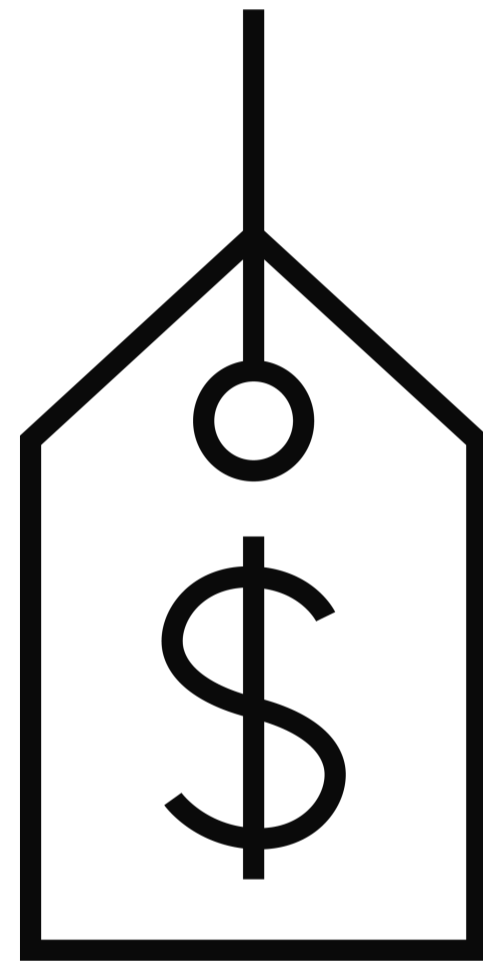


-4.8%

YEAR-OVER-YEAR



8.2%



SALES

CURRENT MONTH

2,746

YTD

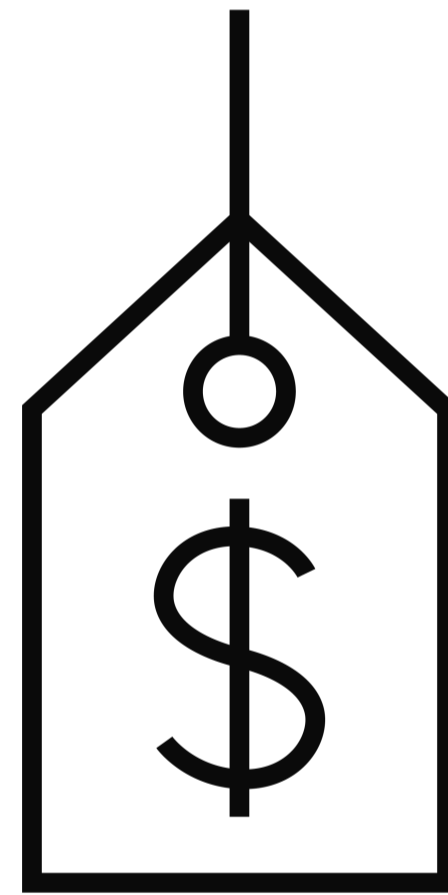
13K

MONTH-OVER-MONTH

↑ **7.5%**

YEAR-OVER-YEAR

↓ **-4.1%**



SALES

CURRENT MONTH

1,820

YTD

8,411

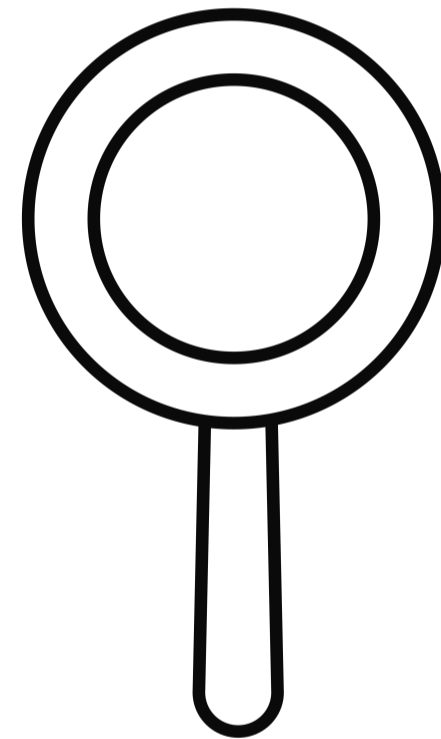
MONTH-OVER-MONTH

↑ **10.6%**

YEAR-OVER-YEAR

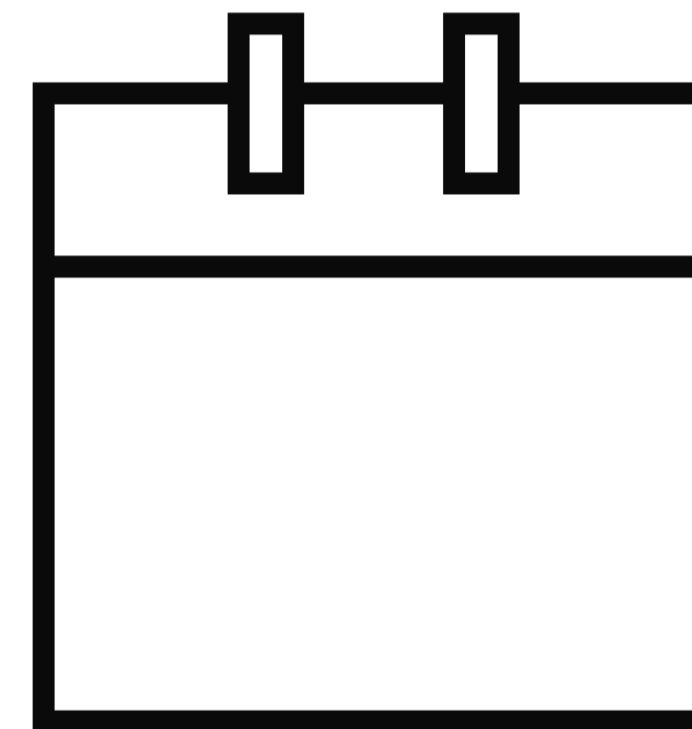
↓ **-7.3%**

8,072



INVENTORY

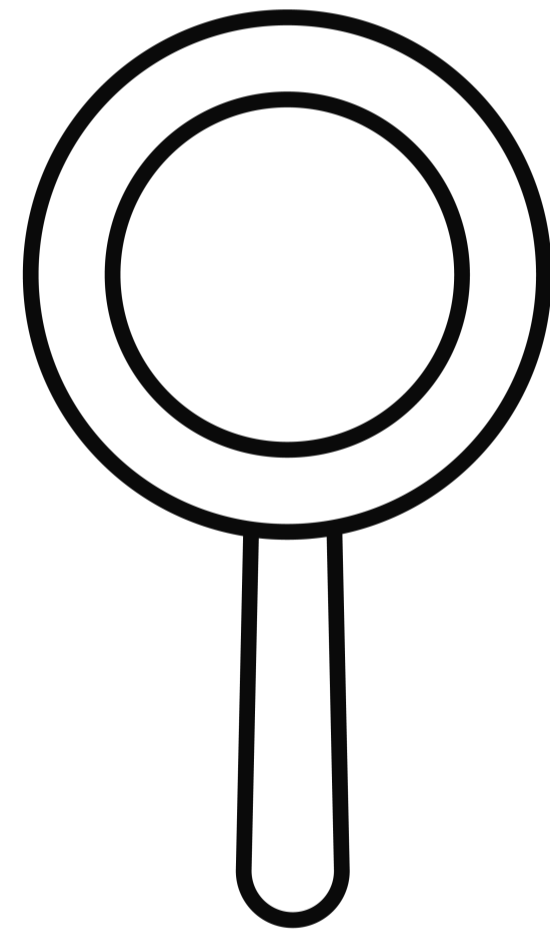
2.9



MOI

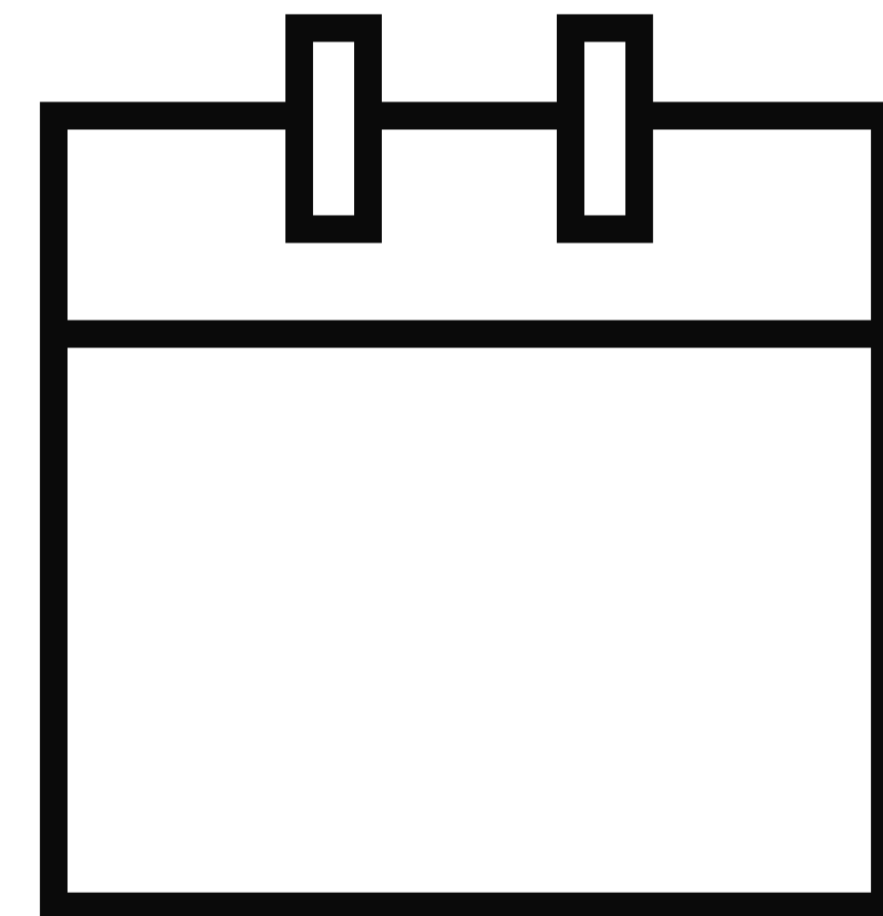
* Greater Edmonton Area includes Edmonton, Strathcona County, Sherwood Park, Parkland County, St. Albert, Spruce Grove, Leduc, Fort Saskatchewan, Beaumont, Sturgeon County, Stony Plain, Leduc County, Morinville, Devon, Gibbons, Calmar, Redwater, Bon Accord, Bruderheim, Legal, Thorsby, Warburg.

6,098

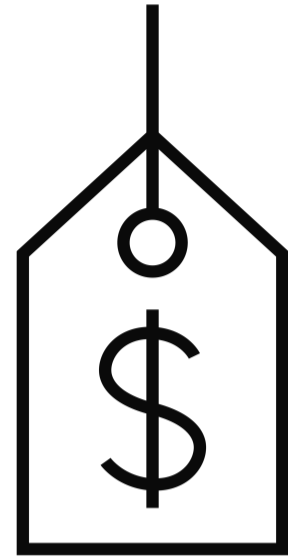


INVENTORY

3.4



MOI

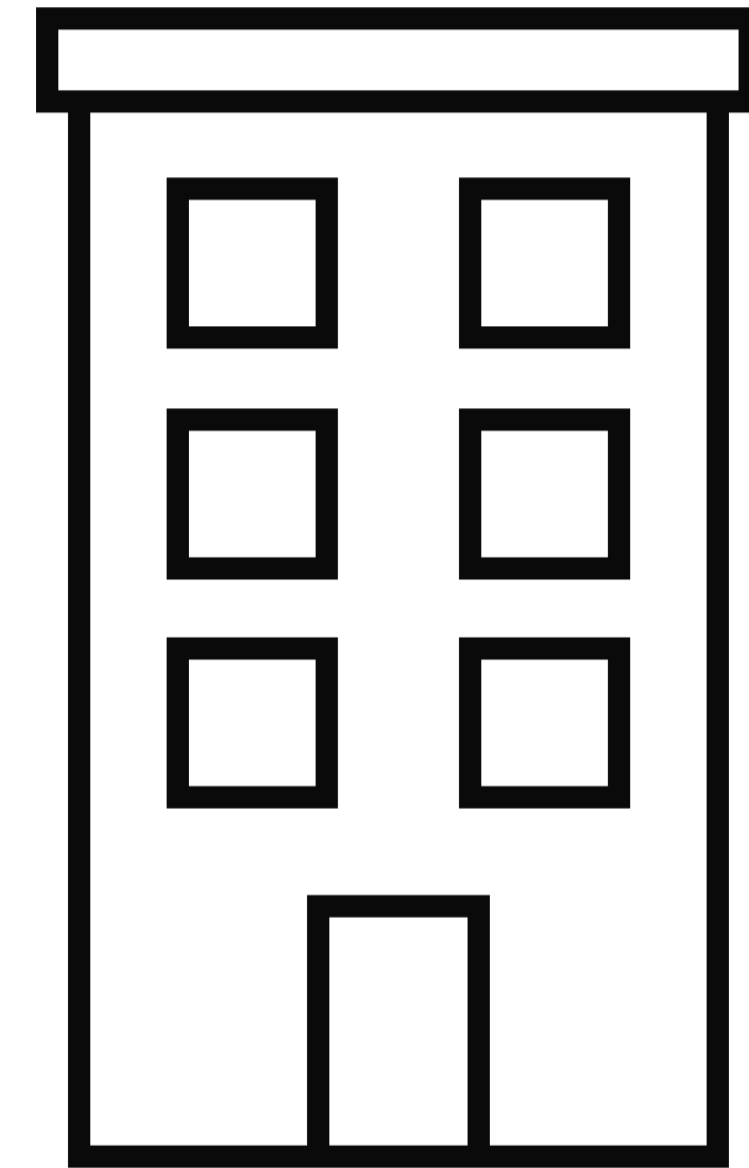


DETACHED **\$2,950,000**

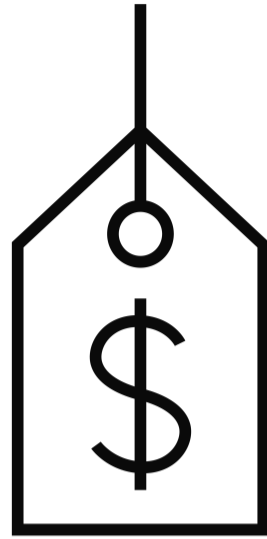
SEMI-DETACHED **\$1,025,000**

ROW/TOWNHOUSE **\$855,000**

APARTMENT
CONDOMINIUM **\$2,350,000**



HIGH ROLLERS



DETACHED

\$2,950,000

SEMI-DETACHED

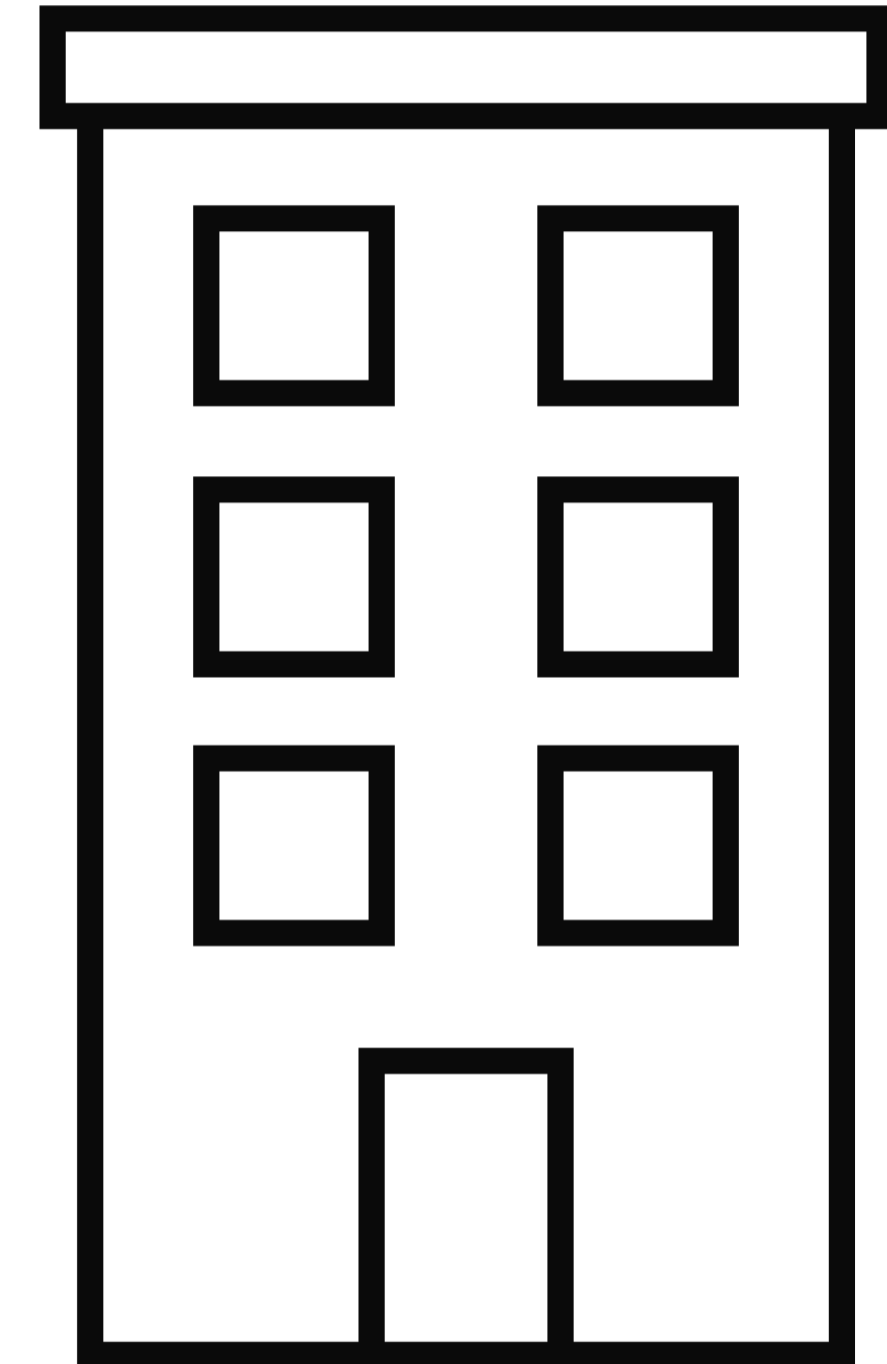
\$905,000

ROW/TOWNHOUSE

\$855,000

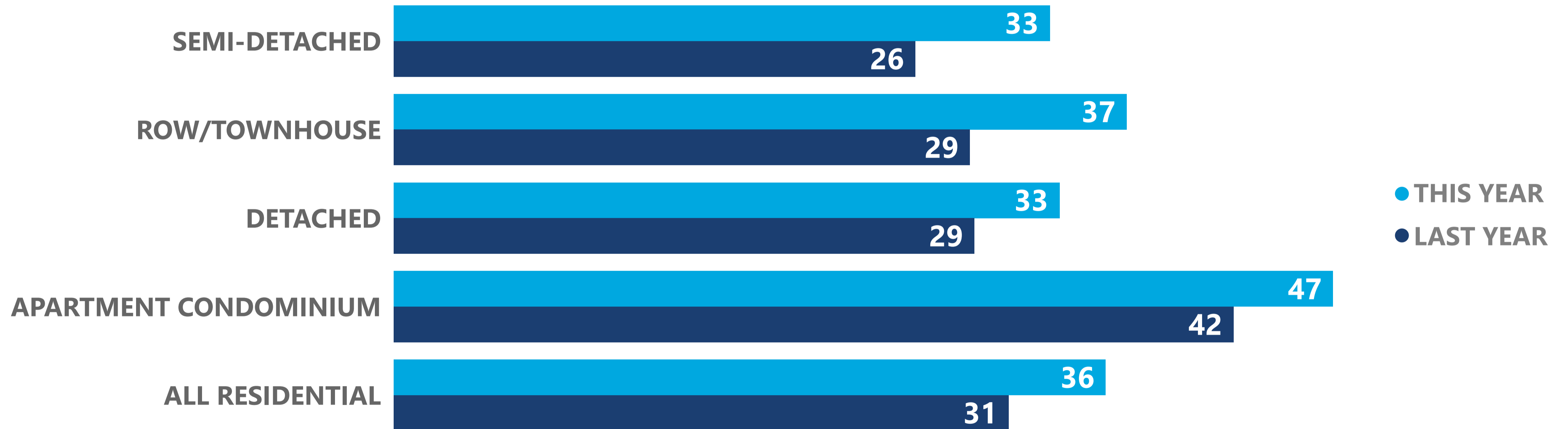
APARTMENT
CONDOMINIUM

\$2,350,000



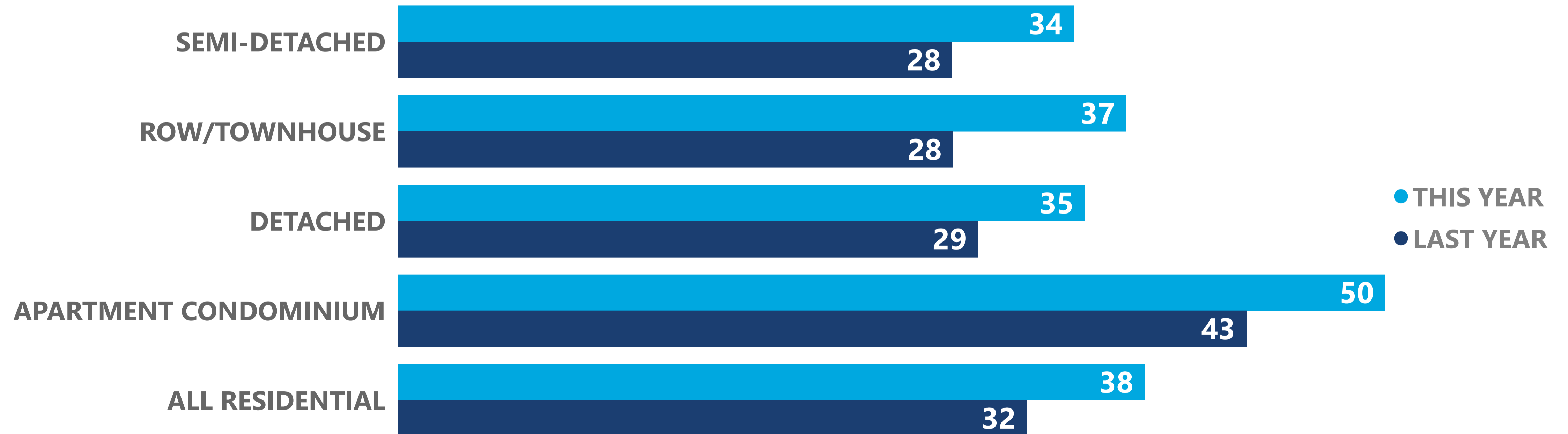
HIGH ROLLERS

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



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AVERAGE DAYS ON MARKET FOR MONTHLY SALES



AVERAGE **\$484K**

M/M **-1.6%**

Y/Y **4.1%**



\$453K MEDIAN

-1.1% M/M

2.8% 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

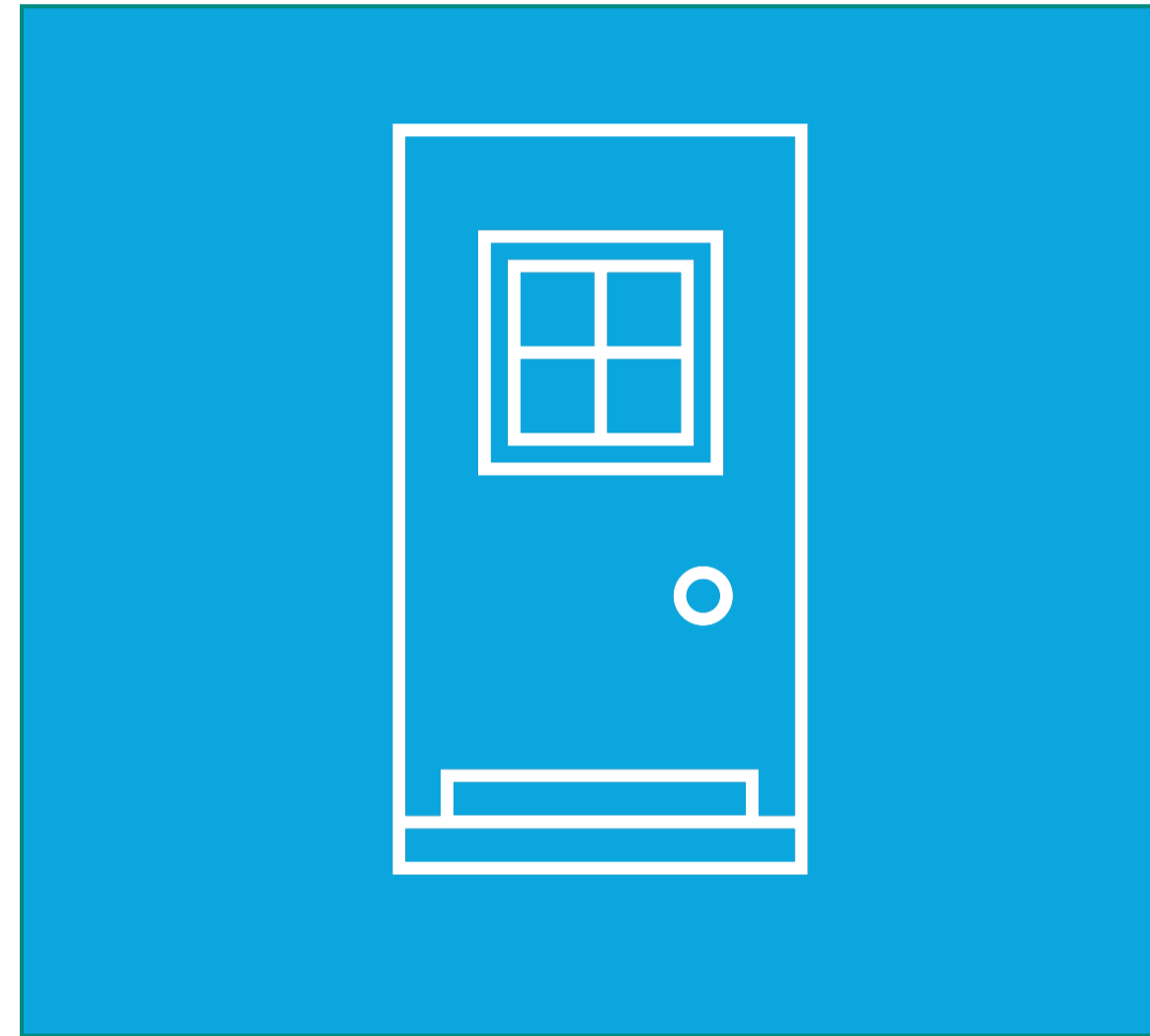
\$452K

M/M

-0.8%

Y/Y

4.3%



\$426K

MEDIAN

-1.7%

M/M

1.8%

Y/Y

ALL RESIDENTIAL

AVERAGE

\$593K

M/M

-1.9%

Y/Y

3.3%



DETACHED

\$535K

MEDIAN

-2.4%

M/M

2.0%

Y/Y

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AVERAGE

\$575K

M/M

-2.4%

Y/Y

2.4%



DETACHED

\$525K

MEDIAN

-1.4%

M/M

1.9%

Y/Y

AVERAGE

\$435K

M/M

0.3%

Y/Y

-1.2%



\$416K

MEDIAN

-2.2%

M/M

-3.4%

Y/Y

SEMI-DETACHED

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AVERAGE

\$429K

M/M

1.6%

Y/Y

-4.1%



\$415K

MEDIAN

-0.1%

M/M

-4.3%

Y/Y

SEMI-DETACHED

AVERAGE

\$303K

M/M

-2.1%

Y/Y

-2.1%



\$295K

MEDIAN

-6.3%

M/M

-4.8%

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

-0.0%

Y/Y

-0.6%



\$288K

MEDIAN

-4.1%

M/M

-3.9%

Y/Y

ROW/TOWNHOUSE