

Media Release

Residential Unit Sales Up 5.61% from last month.

Edmonton, August 5, 2020: Total residential unit sales in the Edmonton Census Metropolitan Area (CMA) real estate market for July 2020 increased 13.58% compared to July 2019 and increased 5.61% from June 2020. The number of new residential listings is up year over year, increasing 7.56% from July 2019. New residential listings are down month over month, decreasing 8.66% from June 2020. Overall inventory in the Edmonton CMA fell 15.52% from July of last year and decreased 3.58% from June 2020.

For the month of July, single family home unit sales are up 9.53% from July 2019 and up 3.91% from June 2020. Condo unit sales increased 11.01% from July 2019 and increased 6.70% from June 2020.

All residential average prices are up to \$369,805, a 0.68% increase from July 2019, and up 2.67% from June 2020. Single family homes sold for an average of \$436,142, a 1.39% year-over-year increase from July 2019, and a 3.06% increase from June 2020. Condominiums sold for an average of \$225,138, a 0.97% increase year-over-year, and prices are up 2.41% compared to June 2020. Duplex prices dropped 0.41% from July 2019, selling at \$331,963, which was a 0.79% increase from June 2020.

“The Edmonton market prices have a slight increase in year-over-year unit sales, as well as month to month sales increase,” says REALTORS® Association of Edmonton Chair Jennifer Lucas. “There have also been more sales of single-family homes, condos and duplexes compared to July of last year. Single family home pricing increased 3.06%, duplexes are down 0.41%, and condos are up 0.97% year-over-year.”

Single family homes averaged 49 days on the market, an eight-day decrease from last year. Condos decreased to an average of 63 days on the market while duplexes averaged 55 days on market, a eleven-day decrease compared to July 2019. Overall, all residential listings averaged 54 days on market, decreased year-over-year, and decreased by five-days compared to the previous month.

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MLS® System Activity 2020 (for all-residential sales in Edmonton CMA ¹)	July 2020	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$436,142	3.06%	1.39%
SFD median ⁴ selling price – month	\$400,500	2.04%	0.26%
Condominium average selling price	\$225,138	2.41%	0.97%
Condominium median selling price	\$205,000	-0.97%	-2.38%
All-residential ⁵ average selling price	\$369,805	2.67%	0.68%
All-residential median selling price	\$350,000	0.29%	-0.28%
# residential listings this month	3,216	-8.66%	7.56%
# residential sales this month	2,166	5.61%	13.58%
# residential inventory at month end	7,711	-3.58%	-15.52%
# Total ⁶ MLS® System sales this month	2,714	3.55%	17.13%
\$ Value Total residential sales this month	837,339,988	6.84%	14.35%
\$ Value of total MLS® System sales – month	1,005,104,459	9.68%	19.79%
\$ Value of total MLS® System sales - YTD	4,131,389,435	32.08%	-8.10%

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®.

The REALTORS® Association of Edmonton (Edmonton Real Estate Board), founded in 1927, is a professional association of real estate Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at www.realtorsofedmonton.com, and www.REALTOR.ca. REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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5 Year Residential Activity

Edmonton CMA¹

July 2020

	2020	2019	2018	2017	2016
Single Family Detached					
New Listings / YTD	1,844 / 10,680	1,772 / 12,644	2,018 / 13,756	1,849 / 12,239	1,709 / 12,268
Sales / YTD	1,356 / 5,749	1,238 / 6,509	1,057 / 6,555	1,094 / 6,776	1,084 / 6,752
Sales to New Listings Ratio / YTD	74% / 54%	70% / 51%	52% / 48%	59% / 55%	63% / 55%
Sales Volume	591,407,909	532,536,104	463,069,930	490,076,513	487,119,446
Sales Volume YTD	2,420,112,542	2,774,433,598	2,881,969,736	2,995,012,494	2,955,895,203
Average Sale Price	436,142	430,158	438,098	447,968	449,372
Average Sale Price YTD	420,962	426,246	439,660	442,003	437,781
Median Sale Price	400,500	399,450	400,000	410,000	409,000
Median Sale Price YTD	389,900	394,500	402,000	407,500	407,000
Average Days on Market / YTD	49 / 57	57 / 58	52 / 52	48 / 50	51 / 51
Median Days on Market / YTD	30 / 37	42 / 41	38 / 35	35 / 33	37 / 37
Average Days on Market (Cum.) / YTD	80 / 91	88 / 91	73 / 78	67 / 70	74 / 76
Median Days on Market (Cum.) / YTD	38 / 51	56 / 55	48 / 46	43 / 39	48 / 47
Condominium					
New Listings / YTD	948 / 5,659	863 / 5,995	959 / 7,330	1,014 / 7,376	945 / 6,834
Sales / YTD	494 / 2,089	445 / 2,513	450 / 2,687	433 / 2,768	448 / 2,775
Sales to New Listings Ratio / YTD	52% / 37%	52% / 42%	47% / 37%	43% / 38%	47% / 41%
Sales Volume	111,218,378	99,225,136	111,823,960	114,532,816	116,536,856
Sales Volume YTD	453,801,682	572,089,388	651,313,736	704,150,835	707,925,067
Average Sale Price	225,138	222,978	248,498	264,510	260,127
Average Sale Price YTD	217,234	227,652	242,394	254,390	255,108
Median Sale Price	205,000	210,000	228,000	241,500	245,000
Median Sale Price YTD	200,000	214,000	223,000	235,000	237,500
Average Days on Market / YTD	63 / 70	70 / 73	65 / 70	61 / 65	60 / 61
Median Days on Market / YTD	47 / 51	55 / 55	53 / 52	48 / 49	48 / 47
Average Days on Market (Cum.) / YTD	99 / 113	106 / 113	104 / 110	84 / 97	93 / 90
Median Days on Market (Cum.) / YTD	61 / 78	71 / 75	78 / 76	64 / 68	67 / 62
Duplex/Rowhouse					
New Listings / YTD	332 / 1,980	277 / 2,055	289 / 2,129	300 / 1,915	270 / 1,907
Sales / YTD	280 / 1,095	189 / 1,107	181 / 1,077	188 / 1,108	170 / 1,078
Sales to New Listings Ratio / YTD	84% / 55%	68% / 54%	63% / 51%	63% / 58%	63% / 57%
Sales Volume	92,949,548	62,996,834	62,068,448	64,707,277	59,879,958
Sales Volume YTD	358,878,001	367,263,343	370,474,347	386,672,608	373,371,146
Average Sale Price	331,963	333,317	342,920	344,188	352,235
Average Sale Price YTD	327,742	331,765	343,987	348,982	346,355
Median Sale Price	317,500	322,000	325,000	330,000	327,750
Median Sale Price YTD	319,000	321,900	330,000	334,500	332,344
Average Days on Market / YTD	55 / 66	66 / 70	61 / 60	54 / 62	57 / 59
Median Days on Market / YTD	38 / 49	53 / 51	47 / 44	43 / 47	44 / 46
Average Days on Market (Cum.) / YTD	79 / 99	100 / 106	81 / 81	68 / 78	77 / 77
Median Days on Market (Cum.) / YTD	48 / 66	66 / 69	59 / 55	50 / 54	59 / 55
Total Residential²					
New Listings / YTD	3,216 / 18,852	2,990 / 21,352	3,359 / 23,893	3,253 / 22,088	3,016 / 21,653
Sales / YTD	2,166 / 9,128	1,907 / 10,336	1,723 / 10,513	1,740 / 10,856	1,730 / 10,773
Sales to New Listings Ratio / YTD	67% / 48%	64% / 48%	51% / 44%	53% / 49%	57% / 50%
Sales Volume	800,997,273	700,441,859	642,134,537	672,688,156	667,591,760
Sales Volume YTD	3,261,043,164	3,745,817,851	3,942,550,603	4,125,233,739	4,069,178,215
Average Sale Price	369,805	367,300	372,684	386,602	385,891
Average Sale Price YTD	357,257	362,405	375,017	379,996	377,720
Median Sale Price	350,000	351,000	352,500	364,700	362,000
Median Sale Price YTD	343,000	347,000	354,000	359,900	360,000
Average Days on Market / YTD	54 / 63	62 / 64	57 / 58	53 / 56	55 / 55
Median Days on Market / YTD	35 / 42	49 / 46	44 / 41	40 / 39	41 / 40
Average Days on Market (Cum.) / YTD	86 / 99	94 / 99	83 / 88	72 / 79	80 / 80
Median Days on Market (Cum.) / YTD	44 / 61	60 / 61	56 / 54	48 / 48	56 / 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
July 2020**

	2020	2019	2018	2017	2016
Acreage with Home					
New Listings / YTD	235 / 1,385	218 / 1,540	217 / 1,576	202 / 1,383	182 / 1,358
Sales / YTD	173 / 531	94 / 464	100 / 477	99 / 536	94 / 542
Sales to New Listings Ratio / YTD	74% / 38%	43% / 30%	46% / 30%	49% / 39%	52% / 40%
Sales Volume	97,084,544	50,915,002	56,396,600	58,657,050	53,869,185
Sales Volume YTD	305,579,425	269,089,655	276,324,684	322,017,916	313,321,495
Average Sale Price	561,182	541,649	563,966	592,495	573,076
Average Sale Price YTD	575,479	579,935	579,297	600,780	578,084
Median Sale Price	530,000	510,125	515,500	590,000	547,500
Median Sale Price YTD	520,000	517,750	534,200	567,450	550,000
Average Days on Market / YTD	73 / 84	72 / 81	65 / 77	84 / 84	74 / 74
Median Days on Market / YTD	49 / 56	57 / 54	47 / 50	56 / 53	59 / 51
Average Days on Market (Cum.) / YTD	124 / 148	105 / 128	114 / 123	112 / 125	119 / 111
Median Days on Market (Cum.) / YTD	67 / 90	64 / 72	71 / 71	70 / 67	82 / 65
Vacant Acreage and Recreational					
New Listings / YTD	64 / 391	59 / 406	56 / 469	58 / 375	52 / 439
Sales / YTD	29 / 111	15 / 94	20 / 119	20 / 136	13 / 125
Sales to New Listings Ratio / YTD	45% / 28%	25% / 23%	36% / 25%	34% / 36%	25% / 28%
Sales Volume	7,244,900	3,930,500	6,146,800	4,583,380	3,881,650
Sales Volume YTD	34,667,880	27,052,250	36,653,236	33,549,105	31,260,005
Average Sale Price	249,824	262,033	307,340	229,169	298,588
Average Sale Price YTD	312,323	287,790	308,010	246,685	250,080
Median Sale Price	170,000	195,000	246,750	212,500	176,750
Median Sale Price YTD	230,000	210,000	243,000	205,000	185,000
Average Days on Market / YTD	108 / 223	233 / 180	144 / 173	115 / 152	144 / 182
Median Days on Market / YTD	61 / 91	97 / 100	56 / 112	47 / 102	163 / 109
Average Days on Market (Cum.) / YTD	142 / 296	500 / 265	148 / 208	122 / 240	267 / 289
Median Days on Market (Cum.) / YTD	101 / 137	277 / 127	56 / 143	66 / 135	175 / 175
Recreational with Home					
New Listings / YTD	2 / 11	4 / 20	1 / 18	5 / 21	3 / 25
Sales / YTD	2 / 3	4 / 8	1 / 8	3 / 8	2 / 8
Sales to New Listings Ratio / YTD	100% / 27%	100% / 40%	100% / 44%	60% / 38%	67% / 32%
Sales Volume	401,000	964,500	226,500	1,270,900	1,280,000
Sales Volume YTD	661,000	2,102,500	2,718,549	2,981,900	3,734,000
Average Sale Price	200,500	241,125	226,500	423,633	640,000
Average Sale Price YTD	220,333	262,813	339,819	372,738	466,750
Median Sale Price	200,500	254,750	226,500	419,900	640,000
Median Sale Price YTD	260,000	236,750	317,500	381,500	484,500
Average Days on Market / YTD	61 / 115	55 / 70	53 / 100	18 / 81	115 / 115
Median Days on Market / YTD	61 / 64	61 / 61	53 / 83	20 / 41	115 / 91
Average Days on Market (Cum.) / YTD	1181 / 976	55 / 86	53 / 276	18 / 81	115 / 185
Median Days on Market (Cum.) / YTD	1181 / 568	61 / 61	53 / 125	20 / 41	115 / 147
Total Rural²					
New Listings / YTD	301 / 1,787	281 / 1,966	274 / 2,063	265 / 1,779	237 / 1,822
Sales / YTD	204 / 645	113 / 566	121 / 604	122 / 680	109 / 675
Sales to New Listings Ratio / YTD	68% / 36%	40% / 29%	44% / 29%	46% / 38%	46% / 37%
Sales Volume	104,730,444	55,810,002	62,769,900	64,511,330	59,030,835
Sales Volume YTD	340,908,305	298,244,405	315,696,469	358,548,921	348,315,500
Average Sale Price	513,385	493,894	518,760	528,781	541,567
Average Sale Price YTD	528,540	526,934	522,676	527,278	516,023
Median Sale Price	502,000	495,000	480,000	507,250	535,000
Median Sale Price YTD	480,000	485,000	476,500	507,250	505,000
Average Days on Market / YTD	78 / 108	92 / 97	78 / 96	87 / 98	83 / 95
Median Days on Market / YTD	51 / 61	61 / 59	48 / 56	55 / 56	62 / 56
Average Days on Market (Cum.) / YTD	137 / 177	155 / 150	119 / 142	111 / 148	136 / 145
Median Days on Market (Cum.) / YTD	68 / 95	70 / 76	70 / 80	68 / 75	90 / 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

July 2020

	2020	2019	2018	2017	2016
Land					
New Listings / YTD	14 / 85	11 / 118	14 / 95	14 / 94	9 / 65
Sales / YTD	1 / 12	3 / 22	3 / 13	1 / 12	2 / 16
Sales to New Listings Ratio / YTD	7% / 14%	27% / 19%	21% / 14%	7% / 13%	22% / 25%
Sales Volume	800,000	1,615,000	1,933,275	3,175,000	7,083,750
Sales Volume YTD	6,474,000	15,608,299	10,506,076	11,459,700	15,358,750
Average Sale Price	800,000	538,333	644,425	3,175,000	3,541,875
Average Sale Price YTD	539,500	709,468	808,160	954,975	959,922
Median Sale Price	800,000	500,000	690,000	3,175,000	3,541,875
Median Sale Price YTD	425,000	549,642	475,000	825,000	563,500
Average Days on Market / YTD	77 / 340	476 / 305	339 / 287	110 / 177	540 / 247
Median Days on Market / YTD	77 / 217	324 / 165	203 / 140	110 / 124	540 / 195
Average Days on Market (Cum.) / YTD	77 / 340	476 / 315	339 / 321	110 / 299	540 / 247
Median Days on Market (Cum.) / YTD	77 / 217	324 / 170	203 / 218	110 / 159	540 / 195
Investment					
New Listings / YTD	33 / 179	29 / 171	21 / 225	24 / 147	30 / 186
Sales / YTD	2 / 31	12 / 42	11 / 53	8 / 59	10 / 51
Sales to New Listings Ratio / YTD	6% / 17%	41% / 25%	52% / 24%	33% / 40%	33% / 27%
Sales Volume	362,721	10,108,000	11,322,600	4,420,740	10,901,888
Sales Volume YTD	24,422,226	32,658,950	40,907,482	38,159,240	38,592,853
Average Sale Price	181,361	842,333	1,029,327	552,593	1,090,189
Average Sale Price YTD	787,814	777,594	771,839	646,767	756,723
Median Sale Price	181,361	496,250	730,000	523,930	557,500
Median Sale Price YTD	374,027	541,250	515,000	440,000	411,875
Average Days on Market / YTD	61 / 138	243 / 201	176 / 164	196 / 160	180 / 165
Median Days on Market / YTD	61 / 99	133 / 114	210 / 120	235 / 131	110 / 126
Average Days on Market (Cum.) / YTD	61 / 197	274 / 228	204 / 203	196 / 192	216 / 192
Median Days on Market (Cum.) / YTD	61 / 124	213 / 156	234 / 140	235 / 175	149 / 142
Multi Family					
New Listings / YTD	9 / 41	7 / 56	6 / 53	2 / 31	3 / 34
Sales / YTD	3 / 11	0 / 11	3 / 12	2 / 11	2 / 10
Sales to New Listings Ratio / YTD	33% / 27%	0% / 20%	50% / 23%	100% / 35%	67% / 29%
Sales Volume	11,097,500	0	3,520,000	5,070,000	2,921,000
Sales Volume YTD	140,647,200	10,691,000	12,418,600	14,110,000	15,111,000
Average Sale Price	3,699,167	0	1,173,333	2,535,000	1,460,500
Average Sale Price YTD	12,786,109	971,909	1,034,883	1,282,727	1,511,100
Median Sale Price	2,000,000	0	725,000	2,535,000	1,460,500
Median Sale Price YTD	1,150,000	690,000	726,000	855,000	1,106,500
Average Days on Market / YTD	138 / 214	0 / 178	85 / 85	133 / 98	326 / 252
Median Days on Market / YTD	105 / 169	0 / 135	98 / 49	133 / 112	326 / 101
Average Days on Market (Cum.) / YTD	138 / 291	0 / 178	85 / 85	133 / 98	326 / 252
Median Days on Market (Cum.) / YTD	105 / 169	0 / 135	98 / 49	133 / 112	326 / 101
Hotel/Motel					
New Listings / YTD	0 / 2	0 / 0	0 / 4	0 / 3	0 / 1
Sales / YTD	0 / 0	0 / 0	1 / 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	5,650,000	0	0
Sales Volume YTD	0	0	5,650,000	0	0
Average Sale Price	0	0	5,650,000	0	0
Average Sale Price YTD	0	0	5,650,000	0	0
Median Sale Price	0	0	5,650,000	0	0
Median Sale Price YTD	0	0	5,650,000	0	0
Average Days on Market / YTD	0 / 0	0 / 0	81 / 81	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	81 / 81	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	81 / 81	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	81 / 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)

Edmonton CMA¹

July 2020

	2020	2019	2018	2017	2016
Business					
New Listings / YTD	11 / 114	31 / 216	19 / 182	15 / 148	15 / 138
Sales / YTD	3 / 27	4 / 28	6 / 29	4 / 31	4 / 26
Sales to New Listings Ratio / YTD	27% / 24%	13% / 13%	32% / 16%	27% / 21%	27% / 19%
Sales Volume	1,895,000	424,000	928,000	725,000	2,062,500
Sales Volume YTD	5,317,800	6,626,150	6,382,800	4,512,889	6,637,388
Average Sale Price	631,667	106,000	154,667	181,250	515,625
Average Sale Price YTD	196,956	236,648	220,097	145,577	255,284
Median Sale Price	575,000	103,000	84,000	165,000	450,000
Median Sale Price YTD	100,000	132,000	112,000	110,000	155,000
Average Days on Market / YTD	148 / 129	87 / 178	132 / 144	141 / 144	181 / 171
Median Days on Market / YTD	90 / 102	73 / 147	120 / 129	118 / 112	201 / 140
Average Days on Market (Cum.) / YTD	253 / 161	87 / 188	132 / 153	141 / 170	181 / 181
Median Days on Market (Cum.) / YTD	267 / 135	73 / 147	120 / 155	118 / 119	201 / 171
Lease					
New Listings / YTD	24 / 169	21 / 172	15 / 158	17 / 163	20 / 172
Sales / YTD	5 / 35	6 / 56	4 / 53	7 / 50	7 / 45
Sales to New Listings Ratio / YTD	21% / 21%	29% / 33%	27% / 34%	41% / 31%	35% / 26%
Sales Volume	641,917	416,622	359,046	1,372,215	1,195,608
Sales Volume YTD	10,676,245	4,673,446	6,182,695	6,928,699	6,975,633
Average Sale Price	128,383	69,437	89,762	196,031	170,801
Average Sale Price YTD	305,036	83,454	116,655	138,574	155,014
Median Sale Price	36,551	34,639	39,203	134,377	157,920
Median Sale Price YTD	127,836	60,551	84,000	72,720	109,200
Average Days on Market / YTD	58 / 177	252 / 161	140 / 156	168 / 192	159 / 135
Median Days on Market / YTD	55 / 150	250 / 110	143 / 108	119 / 118	143 / 77
Average Days on Market (Cum.) / YTD	58 / 177	252 / 161	140 / 177	168 / 195	159 / 135
Median Days on Market (Cum.) / YTD	55 / 150	250 / 110	143 / 108	119 / 119	143 / 77
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	1 / 2	0 / 5
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	1,300,000	0
Sales Volume YTD	0	0	0	2,000,000	1,408,000
Average Sale Price	0	0	0	1,300,000	0
Average Sale Price YTD	0	0	0	1,000,000	281,600
Median Sale Price	0	0	0	1,300,000	0
Median Sale Price YTD	0	0	0	1,000,000	280,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	772 / 648	0 / 355
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	772 / 648	0 / 376
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	772 / 648	0 / 355
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	772 / 648	0 / 376
Total Commercial²					
New Listings / YTD	91 / 594	99 / 736	75 / 718	72 / 585	77 / 596
Sales / YTD	14 / 116	25 / 160	28 / 161	23 / 165	25 / 153
Sales to New Listings Ratio / YTD	15% / 20%	25% / 22%	37% / 22%	32% / 28%	32% / 26%
Sales Volume	14,797,138	12,563,622	23,712,921	16,062,955	24,164,746
Sales Volume YTD	187,537,471	71,537,845	82,047,653	77,170,528	84,083,624
Average Sale Price	1,056,938	502,545	846,890	698,389	966,590
Average Sale Price YTD	1,616,702	447,112	509,613	467,700	549,566
Median Sale Price	400,400	325,000	534,600	429,400	463,750
Median Sale Price YTD	271,042	241,000	270,074	299,000	300,000
Average Days on Market / YTD	96 / 176	248 / 195	166 / 161	194 / 169	215 / 178
Median Days on Market / YTD	88 / 128	147 / 120	139 / 116	123 / 119	154 / 121
Average Days on Market (Cum.) / YTD	119 / 207	263 / 205	177 / 185	225 / 201	229 / 188
Median Days on Market (Cum.) / YTD	90 / 148	192 / 124	139 / 125	123 / 145	173 / 130

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.

End of Month Active Inventory (Sales Activity)

Edmonton CMA¹ and City of Edmonton

July 2020

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2016	January	6,015 (703)	875 (32)	530 (10)	4,229 (532)	263 (6)
	February	7,017 (983)	956 (51)	553 (21)	4,901 (728)	284 (14)
	March	7,697 (1,549)	1,064 (75)	557 (28)	5,338 (1,090)	304 (10)
	April	8,230 (1,713)	1,162 (111)	566 (28)	5,667 (1,228)	295 (15)
	May	8,350 (2,063)	1,127 (145)	591 (20)	5,832 (1,411)	318 (9)
	June	8,211 (2,032)	1,157 (152)	591 (21)	5,780 (1,420)	322 (12)
	July	8,158 (1,730)	1,173 (109)	580 (25)	5,734 (1,218)	314 (17)
	August	7,893 (1,700)	1,166 (112)	578 (27)	5,582 (1,198)	312 (17)
	September	7,768 (1,534)	1,137 (82)	569 (23)	5,593 (1,091)	313 (12)
	October	7,224 (1,462)	1,002 (97)	555 (24)	5,196 (1,065)	309 (12)
	November	6,756 (1,120)	936 (64)	554 (21)	4,910 (793)	318 (12)
	December	5,469 (810)	794 (49)	495 (16)	3,920 (615)	285 (11)
2017	January	5,847 (837)	784 (54)	521 (15)	4,187 (600)	294 (9)
	February	6,389 (1,185)	843 (50)	537 (22)	4,547 (867)	297 (19)
	March	7,141 (1,558)	907 (115)	566 (28)	5,063 (1,123)	307 (17)
	April	7,964 (1,578)	1,049 (81)	589 (22)	5,627 (1,126)	305 (20)
	May	8,833 (1,964)	1,190 (121)	589 (31)	6,277 (1,344)	300 (20)
	June	9,044 (1,994)	1,219 (137)	580 (24)	6,456 (1,416)	307 (10)
	July	9,203 (1,740)	1,251 (122)	575 (23)	6,621 (1,223)	304 (19)
	August	9,071 (1,635)	1,251 (113)	593 (10)	6,556 (1,152)	320 (7)
	September	8,752 (1,419)	1,198 (87)	573 (24)	6,372 (1,000)	320 (12)
	October	8,100 (1,420)	1,053 (95)	575 (19)	5,861 (1,033)	322 (11)
	November	7,376 (1,247)	963 (56)	601 (17)	5,334 (936)	341 (10)
	December	6,053 (962)	820 (51)	551 (17)	4,337 (697)	311 (14)
2018	January	6,506 (940)	849 (50)	575 (18)	4,613 (670)	335 (10)
	February	7,126 (1,108)	919 (50)	634 (22)	5,044 (770)	366 (16)
	March	8,354 (1,380)	1,045 (66)	672 (27)	5,851 (988)	386 (20)
	April	9,202 (1,657)	1,124 (91)	684 (26)	6,461 (1,129)	399 (16)
	May	10,317 (1,904)	1,371 (106)	716 (21)	7,315 (1,310)	422 (14)
	June	10,684 (1,801)	1,508 (120)	728 (19)	7,689 (1,255)	436 (8)
	July	10,543 (1,723)	1,529 (121)	721 (28)	7,623 (1,217)	432 (20)
	August	10,068 (1,678)	1,452 (124)	705 (27)	7,311 (1,152)	418 (21)
	September	9,447 (1,312)	1,307 (84)	681 (28)	6,838 (922)	405 (18)
	October	8,742 (1,234)	1,189 (89)	676 (33)	6,316 (853)	396 (23)
	November	8,095 (1,105)	1,054 (70)	685 (14)	5,835 (796)	402 (8)
	December	6,707 (769)	887 (35)	596 (24)	4,780 (566)	340 (15)
2019	January	7,102 (795)	909 (41)	653 (22)	5,021 (575)	376 (16)
	February	7,456 (976)	951 (43)	681 (18)	5,262 (710)	387 (10)
	March	8,298 (1,197)	1,082 (70)	728 (15)	5,818 (849)	419 (11)
	April	9,015 (1,679)	1,234 (81)	729 (29)	6,384 (1,148)	430 (19)
	May	9,550 (1,978)	1,347 (102)	785 (27)	6,859 (1,361)	458 (17)
	June	9,459 (1,804)	1,419 (116)	743 (24)	6,837 (1,259)	425 (15)
	July	9,128 (1,907)	1,448 (113)	750 (25)	6,643 (1,327)	435 (15)
	August	8,844 (1,566)	1,408 (112)	730 (22)	6,462 (1,104)	412 (11)
	September	8,542 (1,381)	1,319 (99)	716 (20)	6,279 (972)	406 (15)
	October	7,948 (1,325)	1,135 (90)	691 (29)	5,853 (941)	397 (15)
	November	7,303 (1,100)	1,016 (58)	722 (13)	5,380 (807)	431 (8)
	December	6,049 (844)	868 (44)	646 (16)	4,386 (601)	383 (10)
2020	January	6,329 (796)	898 (47)	662 (13)	4,565 (580)	389 (9)
	February	6,859 (1,053)	972 (63)	660 (27)	4,951 (743)	394 (15)
	March	7,278 (1,163)	1,015 (67)	661 (19)	5,252 (810)	398 (11)
	April	7,255 (746)	1,054 (44)	648 (7)	5,243 (514)	381 (6)
	May	7,765 (1,156)	1,153 (78)	655 (8)	5,626 (778)	388 (7)
	June	7,997 (2,048)	1,197 (142)	668 (28)	5,898 (1,367)	396 (16)
	July	7,711 (2,166)	1,134 (204)	689 (14)	5,706 (1,513)	402 (11)

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

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

³ 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.

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

July 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Single Family Detached							
Northwest	Sales	58	56	46	231	275	259
	Average	429,371	431,921	470,403	437,737	424,236	450,799
	Median	383,750	418,250	425,000	399,900	387,500	392,500
North Central	Sales	170	153	141	793	882	896
	Average	380,190	369,310	372,195	368,685	363,777	378,596
	Median	370,000	358,000	365,000	360,000	356,750	370,000
Northeast	Sales	56	34	34	228	233	241
	Average	309,616	336,232	327,119	310,708	328,915	322,004
	Median	300,000	296,000	307,500	300,000	307,500	298,000
Central	Sales	32	30	35	147	164	166
	Average	302,742	270,297	244,598	276,628	247,255	301,457
	Median	272,250	242,500	228,000	258,500	231,250	275,000
West	Sales	91	73	72	363	417	458
	Average	525,689	491,015	532,358	507,274	503,033	537,401
	Median	440,000	411,000	440,000	405,000	414,000	436,750
Southwest	Sales	129	133	107	499	641	634
	Average	554,497	544,336	585,052	532,752	562,743	579,818
	Median	482,500	477,000	514,000	473,000	482,500	514,000
Southeast	Sales	144	142	125	659	786	818
	Average	392,967	387,813	415,252	396,543	395,216	406,543
	Median	382,500	362,750	378,000	364,000	373,000	375,250
Anthony Henday	Sales	195	188	142	822	923	817
	Average	498,281	484,560	496,270	487,103	475,505	497,363
	Median	434,500	465,000	454,500	433,850	440,500	451,000
City of Edmonton Total	Sales	875	809	702	3,742	4,321	4,289
	Average	445,351	438,369	451,721	432,040	433,862	451,447
	Median	400,000	400,000	405,250	390,000	395,000	405,000
Condominiums							
Northwest	Sales	9	4	10	64	62	68
	Average	259,661	n/a	239,845	251,677	257,604	245,890
	Median	280,000	n/a	246,500	257,000	254,612	248,500
North Central	Sales	76	45	47	292	319	343
	Average	212,212	196,474	219,085	193,382	199,074	207,214
	Median	216,800	195,000	235,500	190,000	193,000	196,000
Northeast	Sales	36	25	24	138	164	155
	Average	156,811	168,924	172,550	148,049	157,954	165,538
	Median	161,250	158,000	173,725	153,100	157,250	165,000
Central	Sales	55	65	81	280	350	400
	Average	200,418	236,412	270,025	231,130	251,882	272,328
	Median	173,000	237,500	259,000	215,000	238,500	256,000
West	Sales	41	39	30	159	197	206
	Average	193,657	188,929	212,410	185,746	196,823	217,950
	Median	171,500	174,000	187,000	168,000	182,750	193,000
Southwest	Sales	72	99	76	288	390	379
	Average	239,861	230,794	296,248	232,739	247,700	273,179
	Median	224,500	210,000	270,000	216,500	229,950	250,000
Southeast	Sales	54	43	54	205	271	334
	Average	205,515	215,759	221,139	190,366	209,235	221,065
	Median	181,100	210,800	207,000	177,250	198,000	215,000
Anthony Henday	Sales	76	48	53	289	315	331
	Average	252,602	236,890	245,619	240,579	235,853	255,244
	Median	242,750	225,000	250,000	240,000	227,000	245,000
City of Edmonton Total	Sales	419	368	375	1,715	2,068	2,216
	Average	216,321	217,749	246,814	211,567	222,395	238,781
	Median	196,000	205,000	224,900	195,000	206,700	218,000

n/a = insufficient data

July 2020

	2020	2019	2018	2017	2016
Edmonton City Monthly					
New Listings	2,391	2,249	2,478	2,414	2,202
Sales	1,524	1,342	1,237	1,242	1,235
Sales Volume	566,835,851	487,792,546	473,384,598	485,852,322	490,490,868
Edmonton City Year to Date					
New Listings	14,037	15,821	17,650	16,274	15,715
Sales	6,380	7,332	7,443	7,813	7,710
Sales Volume	2,420,942,244	2,654,006,457	2,805,040,862	2,988,582,464	2,921,285,906
Edmonton City Month End Active Inventory					
Residential	5,706	6,643	7,623	6,621	5,734
Commercial	402	435	432	304	314
TOTAL	6,108	7,078	8,055	6,925	6,048
<hr/>					
Edmonton CMA Monthly					
New Listings	3,608	3,370	3,708	3,590	3,330
Sales	2,384	2,045	1,872	1,885	1,864
Sales Volume	920,524,855	768,815,483	728,617,358	753,262,441	750,787,341
Edmonton CMA Year to Date					
New Listings	21,233	24,054	26,674	24,452	24,071
Sales	9,889	11,062	11,278	11,701	11,601
Sales Volume	3,789,488,940	4,115,600,101	4,340,294,725	4,560,953,188	4,501,577,339
Edmonton CMA Month End Active Inventory					
Residential	7,711	9,128	10,543	9,203	8,158
Rural	1,134	1,448	1,529	1,251	1,173
Commercial	689	750	721	575	580
TOTAL	9,534	11,326	12,793	11,029	9,911
<hr/>					
Total Board Monthly					
New Listings	4,208	3,933	4,304	4,171	3,941
Sales	2,714	2,317	2,145	2,121	2,116
Sales Volume	1,005,104,459	839,086,460	801,018,088	811,384,480	819,236,316
Total Board Year to Date					
New Listings	25,066	28,377	31,293	28,841	28,334
Sales	11,325	12,524	12,676	13,147	12,981
Sales Volume	4,131,389,435	4,495,765,805	4,708,528,805	4,956,260,226	4,867,907,997

July 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Barrhead	Sales	6	6	4	30	35	33
	Sales Volume	1,408,500	1,225,000	n/a	7,122,000	8,310,200	7,114,500
	Average Price	234,750	204,167	n/a	237,400	237,434	215,591
	Median Price	202,500	180,000	n/a	235,000	212,000	195,000
Beaumont	Sales	56	42	37	204	204	243
	Sales Volume	23,822,500	16,433,009	15,950,500	82,919,055	84,879,185	108,916,886
	Average Price	425,402	391,262	431,095	406,466	416,074	448,218
	Median Price	431,000	408,750	415,000	396,500	413,500	440,000
Bonnyville	Sales	7	5	6	41	39	53
	Sales Volume	1,874,000	1,025,500	1,628,000	8,471,350	8,832,000	15,119,133
	Average Price	267,714	205,100	271,333	206,618	226,462	285,267
	Median Price	310,000	159,000	265,000	216,500	199,000	304,500
Cold Lake	Sales	40	42	26	162	183	164
	Sales Volume	13,375,794	11,128,700	7,312,000	47,706,934	51,273,170	45,994,399
	Average Price	334,395	264,969	281,231	294,487	280,181	280,454
	Median Price	307,000	280,000	303,000	290,000	289,300	289,000
Devon	Sales	9	12	14	43	50	64
	Sales Volume	2,704,000	3,501,500	4,535,500	12,151,150	15,172,000	19,810,481
	Average Price	300,444	291,792	323,964	282,585	303,440	309,539
	Median Price	320,000	299,500	318,250	286,500	310,000	306,250
Drayton Valley	Sales	5	10	6	59	67	43
	Sales Volume	1,330,900	1,595,000	1,346,500	12,945,850	14,933,500	9,660,200
	Average Price	266,180	159,500	224,417	219,421	222,888	224,656
	Median Price	264,000	167,500	192,500	220,000	238,000	230,000
Fort Saskatchewan	SFD Sales	60	39	28	202	186	168
	SFD Average Price	407,487	398,051	414,095	389,143	396,612	419,496
	SFD Median Price	405,500	381,000	403,450	378,750	385,750	405,500
	Condo Sales	4	7	8	23	37	29
	Condo Average Price	n/a	251,486	210,813	234,143	241,562	221,634
	Condo Median Price	n/a	269,900	224,000	230,000	240,000	212,000
Total Sales Volume	31,338,400	19,386,400	17,000,928	103,336,810	103,215,940	98,370,169	
Gibbons	Sales	7	9	6	47	43	30
	Sales Volume	2,206,500	2,269,800	1,703,000	12,927,650	11,930,100	8,903,250
	Average Price	315,214	252,200	283,833	275,056	277,444	296,775
	Median Price	330,000	266,800	285,500	272,000	273,000	285,250
Leduc	SFD Sales	48	51	35	214	246	246
	SFD Average Price	358,457	364,210	364,116	368,106	371,152	367,353
	SFD Median Price	345,000	340,000	362,500	356,000	348,500	354,000
	Condo Sales	6	8	5	30	46	41
	Condo Average Price	231,000	234,250	192,480	218,218	216,485	233,879
	Condo Median Price	218,500	202,500	210,000	209,500	200,050	210,000
Total Sales Volume	21,754,577	22,083,780	15,806,465	99,064,752	119,474,154	116,148,964	

n/a = insufficient data

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

July 2020

	2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Morinville						
Sales	31	13	14	116	106	132
Sales Volume	10,024,207	4,367,785	3,967,500	36,931,673	33,293,744	42,355,368
Average Price	323,362	335,983	283,393	318,376	314,092	320,874
Median Price	320,000	321,000	284,000	325,000	307,000	330,000
Sherwood Park						
SFD Sales	99	98	88	438	505	494
SFD Average Price	453,467	465,678	451,495	431,766	452,011	451,531
SFD Median Price	429,000	431,000	421,750	417,000	420,000	425,000
Condo Sales	16	16	24	91	133	142
Condo Average Price	368,528	253,578	290,591	290,658	290,198	287,449
Condo Median Price	309,000	246,000	262,000	277,500	279,702	280,500
Total Sales Volume	54,320,293	52,539,800	50,204,129	231,064,398	284,313,788	283,815,008
Spruce Grove						
SFD Sales	44	44	38	205	229	238
SFD Average Price	396,774	405,517	380,717	379,539	395,156	391,921
SFD Median Price	378,000	381,500	383,000	365,000	370,000	382,000
Condo Sales	7	6	8	34	40	45
Condo Average Price	270,822	260,000	220,250	230,510	230,129	216,270
Condo Median Price	285,000	224,500	253,000	227,500	215,500	212,500
Total Sales Volume	24,277,416	22,760,767	20,557,275	116,818,979	128,823,432	130,027,613
St. Albert						
SFD Sales	112	101	77	421	488	501
SFD Average Price	477,448	464,605	471,248	460,004	467,255	483,036
SFD Median Price	434,000	425,000	435,000	422,900	430,000	448,000
Condo Sales	23	29	21	132	129	153
Condo Average Price	257,491	254,551	273,586	248,337	257,384	275,398
Condo Median Price	277,500	255,000	242,000	226,750	250,000	251,000
Total Sales Volume	61,206,950	56,752,574	44,122,378	236,594,990	274,423,055	294,537,580
St. Paul						
Sales	10	6	11	41	59	68
Sales Volume	2,069,850	1,183,500	2,417,000	8,186,250	13,075,342	16,991,800
Average Price	206,985	197,250	219,727	199,665	221,616	249,879
Median Price	225,250	214,000	205,000	205,000	231,900	258,500
Stony Plain						
Sales	35	41	30	176	185	175
Sales Volume	11,143,250	12,707,650	9,449,934	56,366,980	56,606,393	57,354,530
Average Price	318,379	309,943	314,998	320,267	305,981	327,740
Median Price	337,500	329,000	318,625	326,500	310,000	335,000
Vegreville						
Sales	7	7	9	39	35	36
Sales Volume	1,358,000	1,342,500	1,669,500	5,530,900	6,358,900	7,102,000
Average Price	194,000	191,786	185,500	141,818	181,683	197,278
Median Price	215,000	190,000	176,000	130,500	160,000	205,000
Westlock						
Sales	10	6	7	41	41	40
Sales Volume	2,111,500	1,781,100	1,270,250	7,270,137	9,896,300	7,919,950
Average Price	211,150	296,850	181,464	177,320	241,373	197,999
Median Price	221,500	295,000	215,750	180,000	238,000	194,000
Wetaskiwin						
Sales	18	16	20	77	87	95
Sales Volume	4,179,400	3,189,821	4,557,650	16,351,800	17,721,771	21,539,075
Average Price	232,189	199,364	227,883	212,361	203,699	226,727
Median Price	222,000	195,000	224,375	220,000	205,000	223,000

n/a = insufficient data

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

July 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Rural¹ Sales by County							
Athabasca County	Sales	6	3	7	36	30	23
	Sales Volume	1,902,500	n/a	1,732,500	7,667,500	8,401,000	5,121,300
Bonnyville M.D.	Sales	12	15	25	65	78	72
	Sales Volume	3,831,350	4,961,790	10,815,500	20,877,750	25,449,690	28,384,348
Lac la Biche County	Sales	0	3	0	0	4	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	32	18	20	99	89	94
	Sales Volume	19,141,900	10,057,000	7,098,400	61,364,775	45,861,700	43,208,338
Parkland County	Sales	92	42	54	253	217	238
	Sales Volume	39,269,372	18,195,250	26,316,200	114,973,183	98,018,133	111,883,061
Smoky Lake County	Sales	2	3	5	19	19	15
	Sales Volume	n/a	n/a	534,000	2,933,100	5,390,150	2,549,900
St. Paul County	Sales	13	13	13	48	53	60
	Sales Volume	1,600,300	2,197,750	1,429,500	6,442,700	11,640,450	9,400,150
Strathcona County	Sales	50	35	31	169	167	181
	Sales Volume	26,791,422	18,238,402	19,972,900	96,946,102	100,655,322	106,852,470
Sturgeon County	Sales	30	18	16	124	93	91
	Sales Volume	19,527,750	9,319,350	9,382,400	67,624,245	53,709,250	53,752,600
Thorhild County	Sales	3	3	2	23	15	16
	Sales Volume	n/a	n/a	n/a	5,785,780	3,439,140	4,154,900
Two Hills County	Sales	4	1	3	12	4	12
	Sales Volume	n/a	n/a	n/a	2,597,000	n/a	2,580,400
Vermilion River County	Sales	1	2	0	3	3	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

¹ 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.

July 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	2	0	0	7	5	2
	Sales Volume	n/a	n/a	n/a	2,865,000	1,766,300	n/a
Lac la Biche County	Sales	0	0	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	3	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	1	0	0	1	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	1	0	3	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	0	0	3	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	0	1	3	4	8	5
	Sales Volume	n/a	n/a	n/a	n/a	2,280,000	1,327,236
Strathcona County	Sales	0	0	0	1	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	1	0	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	0	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	1	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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