

Media Release

MLS® Sales and Listings Up to Close Out 2019

Edmonton, January 3, 2020: Total residential unit sales in the Edmonton Census Metropolitan Area (CMA) real estate market for December 2019 increased 9.88% compared to December 2018's 769 sales and decreased 23.25% from November 2019. The number of new residential listings is up, increasing 5.87% from December 2018. Overall inventory in the Edmonton CMA fell 10.83% from December of last year.

For the month of December, single family home unit sales are up 9.80%, and condo unit sales increased 3.21% from the same period of time last year.

All residential average prices are down slightly at \$353,657, a 2.29% decrease from December 2018, and are down 0.05% from November 2019. Single family homes sold for an average of \$411,317, a 4.08% year-over-year decrease from December 2018, and a 2.22% decrease from November 2019. Condominiums sold for an average of \$226,943, a 7.93% increase year-over-year, prices are similar to the previous month, down 0.51%. Duplex prices dropped 5.73% from December 2018, selling at \$325,068, which was a 0.85% increase from the previous month.

"The Edmonton market prices remained stable this month while we saw an increase in year-over-year residential listings and sales," says REALTORS® Association of Edmonton Chair Jennifer Lucas. "There have been about 75 more sales than we had in December of last year, and single family home pricing decreased 4.08%, duplexes are down 5.73%, and condos are up 7.93% year-over-year."

Single family homes averaged 64 days on the market, a five-day decrease from last year. Condos saw no changes at 77 days on the market while duplexes averaged 75 days on market, a one day decrease from December 2018. Overall, all residential listings averaged 69 days on market, a 4.17% decrease year-over-year, and did not change from the previous month.

Contact:

Justin Quinn, Communications Specialist
Jennifer Lucas, REALTOR®, 2020 Chair
Michael Thompson, M.A., LL.M., President and CEO

780-453-9347
780-293-6141
780-453-9340

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MLS® System Activity 2019	December 2019	M/M % Change	Y/Y % Change
(for all-residential sales in Edmonton CMA ¹)			
SFD ² average ³ selling price – month	\$411,317	-2.22%	-4.08%
SFD median ⁴ selling price – month	\$371,650	-4.26%	-3.47%
Condominium average selling price	\$226,943	-0.51%	7.93%
Condominium median selling price	\$207,000	-0.24%	-1.43%
All-residential ⁵ average selling price	\$353,657	-0.05%	-2.29%
All-residential median selling price	\$329,000	-1.20%	-1.86%
# residential listings this month	1,299	-30.16%	5.87%
# residential sales this month	845	-23.25%	9.88%
# residential inventory at month end	5,975	-24.59%	-10.83%
# Total ⁶ MLS® System sales this month	983	-25.42%	6.16%
\$ Value Total residential sales this month	305,609,388	-24.17%	5.70%
\$ Value of total MLS® System sales – month	350,240,053	-24.26%	-1.27%
\$ Value of total MLS® System sales - YTD	7,201,367,293	5.10%	-3.48%

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

³Average 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.YEGisHome.ca, 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
December 2019**

	2019	2018	2017	2016	2015
Single Family Detached					
New Listings / YTD	697 / 19,092	660 / 20,695	680 / 18,878	547 / 18,317	757 / 19,717
Sales / YTD	538 / 10,313	490 / 10,455	592 / 10,887	485 / 10,853	503 / 11,433
Sales to New Listings Ratio / YTD	77% / 54%	74% / 51%	87% / 58%	89% / 59%	66% / 58%
Sales Volume	221,288,426	210,128,486	247,136,575	206,441,709	215,564,002
Sales Volume YTD	4,383,729,821	4,544,348,057	4,779,364,052	4,733,030,710	5,022,015,610
Average Sale Price	411,317	428,834	417,460	425,653	428,557
Average Sale Price YTD	425,068	434,658	438,997	436,103	439,256
Median Sale Price	371,650	385,000	384,000	392,500	390,000
Median Sale Price YTD	390,000	397,000	402,500	405,000	410,000
Average Days on Market / YTD	64 / 59	69 / 55	65 / 52	63 / 52	61 / 49
Median Days on Market / YTD	50 / 43	57 / 41	53 / 36	50 / 38	47 / 35
Average Days on Market (Cum.) / YTD	102 / 92	105 / 84	96 / 75	87 / 77	89 / 63
Median Days on Market (Cum.) / YTD	79 / 58	84 / 54	77 / 46	64 / 49	67 / 42
Condominium					
New Listings / YTD	383 / 9,164	411 / 10,656	435 / 11,130	374 / 10,415	415 / 10,232
Sales / YTD	193 / 4,125	187 / 4,180	258 / 4,483	227 / 4,491	239 / 5,202
Sales to New Listings Ratio / YTD	50% / 45%	45% / 39%	59% / 40%	61% / 43%	58% / 51%
Sales Volume	43,800,082	39,320,218	61,172,350	56,164,157	60,589,546
Sales Volume YTD	938,143,029	996,438,865	1,121,373,803	1,140,140,692	1,332,239,055
Average Sale Price	226,943	210,269	237,102	247,419	253,513
Average Sale Price YTD	227,429	238,383	250,139	253,872	256,101
Median Sale Price	207,000	210,000	211,444	229,000	242,000
Median Sale Price YTD	212,000	220,000	230,000	235,000	237,500
Average Days on Market / YTD	77 / 73	77 / 72	75 / 67	78 / 63	63 / 54
Median Days on Market / YTD	62 / 55	66 / 56	64 / 53	65 / 49	50 / 42
Average Days on Market (Cum.) / YTD	109 / 111	123 / 113	125 / 103	115 / 92	85 / 69
Median Days on Market (Cum.) / YTD	78 / 76	86 / 80	106 / 76	89 / 66	67 / 50
Duplex/Rowhouse					
New Listings / YTD	160 / 3,211	110 / 3,292	144 / 3,026	132 / 2,900	110 / 2,646
Sales / YTD	92 / 1,753	76 / 1,662	95 / 1,837	77 / 1,744	78 / 1,601
Sales to New Listings Ratio / YTD	58% / 55%	69% / 50%	66% / 61%	58% / 60%	71% / 61%
Sales Volume	29,906,280	26,207,002	32,056,330	27,810,407	28,712,096
Sales Volume YTD	584,584,016	569,616,904	641,004,962	606,459,801	567,816,329
Average Sale Price	325,068	344,829	337,435	361,174	368,104
Average Sale Price YTD	333,476	342,730	348,941	347,741	354,664
Median Sale Price	313,500	324,950	325,000	335,000	342,000
Median Sale Price YTD	321,000	327,125	333,000	332,750	342,000
Average Days on Market / YTD	75 / 68	76 / 62	68 / 62	76 / 61	56 / 48
Median Days on Market / YTD	55 / 50	68 / 49	59 / 48	62 / 47	50 / 35
Average Days on Market (Cum.) / YTD	104 / 102	90 / 84	93 / 79	108 / 80	69 / 57
Median Days on Market (Cum.) / YTD	79 / 66	76 / 60	69 / 57	71 / 55	55 / 39
Total Residential²					
New Listings / YTD	1,299 / 32,484	1,227 / 35,670	1,298 / 33,885	1,115 / 32,611	1,337 / 33,434
Sales / YTD	845 / 16,557	769 / 16,611	962 / 17,539	810 / 17,399	831 / 18,579
Sales to New Listings Ratio / YTD	65% / 51%	63% / 47%	74% / 52%	73% / 53%	62% / 56%
Sales Volume	298,839,988	278,337,106	345,142,650	293,699,743	306,654,644
Sales Volume YTD	5,964,864,014	6,175,106,890	6,608,193,629	6,538,381,597	6,980,766,968
Average Sale Price	353,657	361,947	358,776	362,592	369,019
Average Sale Price YTD	360,262	371,748	376,771	375,791	375,734
Median Sale Price	329,000	335,250	341,750	345,250	348,500
Median Sale Price YTD	342,000	350,000	354,500	357,000	359,900
Average Days on Market / YTD	69 / 64	72 / 61	69 / 58	68 / 56	61 / 51
Median Days on Market / YTD	54 / 47	62 / 46	57 / 42	57 / 42	48 / 37
Average Days on Market (Cum.) / YTD	105 / 99	109 / 92	105 / 84	97 / 81	86 / 65
Median Days on Market (Cum.) / YTD	79 / 64	83 / 62	84 / 55	71 / 55	66 / 44

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
December 2019**

	2019	2018	2017	2016	2015
Acres with Home					
New Listings / YTD	99 / 2,257	73 / 2,241	58 / 2,063	60 / 1,958	64 / 2,196
Sales / YTD	41 / 808	30 / 795	38 / 853	34 / 854	39 / 944
Sales to New Listings Ratio / YTD	41% / 36%	41% / 35%	66% / 41%	57% / 44%	61% / 43%
Sales Volume	23,716,900	19,048,500	25,036,750	20,510,400	26,587,000
Sales Volume YTD	466,717,617	465,340,355	510,014,292	495,182,471	570,566,185
Average Sale Price	578,461	634,950	658,862	603,247	681,718
Average Sale Price YTD	577,621	585,334	597,907	579,839	604,413
Median Sale Price	562,500	587,500	566,750	523,500	590,000
Median Sale Price YTD	522,750	535,000	560,000	545,000	551,750
Average Days on Market / YTD	88 / 87	87 / 81	85 / 83	96 / 79	107 / 75
Median Days on Market / YTD	62 / 63	52 / 56	74 / 56	76 / 57	76 / 52
Average Days on Market (Cum.) / YTD	170 / 137	160 / 125	141 / 122	155 / 119	159 / 94
Median Days on Market (Cum.) / YTD	120 / 86	160 / 84	94 / 75	102 / 75	141 / 62
Vacant Acreage and Recreational					
New Listings / YTD	32 / 583	25 / 667	28 / 599	24 / 647	20 / 683
Sales / YTD	3 / 156	5 / 199	12 / 216	15 / 214	10 / 205
Sales to New Listings Ratio / YTD	9% / 27%	20% / 30%	43% / 36%	63% / 33%	50% / 30%
Sales Volume	520,000	5,070,000	4,263,900	3,290,000	2,896,450
Sales Volume YTD	45,367,952	63,180,686	59,004,680	54,322,538	68,021,477
Average Sale Price	173,333	1,014,000	355,325	219,333	289,645
Average Sale Price YTD	290,820	317,491	273,170	253,844	331,812
Median Sale Price	130,000	190,000	285,000	205,000	217,500
Median Sale Price YTD	226,500	240,000	215,000	196,500	243,000
Average Days on Market / YTD	100 / 168	312 / 188	346 / 166	119 / 162	157 / 155
Median Days on Market / YTD	32 / 102	222 / 111	229 / 106	96 / 106	109 / 89
Average Days on Market (Cum.) / YTD	130 / 244	312 / 225	373 / 237	263 / 268	157 / 177
Median Days on Market (Cum.) / YTD	116 / 117	222 / 139	250 / 136	96 / 155	109 / 98
Recreational with Home					
New Listings / YTD	2 / 27	0 / 24	0 / 26	1 / 35	1 / 46
Sales / YTD	0 / 8	0 / 12	1 / 13	0 / 11	1 / 18
Sales to New Listings Ratio / YTD	0% / 30%	0% / 50%	0% / 50%	0% / 31%	100% / 39%
Sales Volume	0	0	78,612	0	315,000
Sales Volume YTD	2,102,500	4,432,049	5,050,512	5,336,000	6,886,050
Average Sale Price	0	0	78,612	0	315,000
Average Sale Price YTD	262,813	369,337	388,501	485,091	382,558
Median Sale Price	0	0	78,612	0	315,000
Median Sale Price YTD	236,750	317,500	355,000	519,000	332,450
Average Days on Market / YTD	0 / 70	0 / 100	159 / 91	0 / 108	44 / 113
Median Days on Market / YTD	0 / 61	0 / 100	159 / 88	0 / 94	44 / 50
Average Days on Market (Cum.) / YTD	0 / 86	0 / 218	159 / 91	0 / 158	44 / 131
Median Days on Market (Cum.) / YTD	0 / 61	0 / 113	159 / 88	0 / 116	44 / 50
Total Rural²					
New Listings / YTD	133 / 2,867	98 / 2,932	86 / 2,688	85 / 2,640	85 / 2,925
Sales / YTD	44 / 972	35 / 1,006	51 / 1,082	49 / 1,079	50 / 1,167
Sales to New Listings Ratio / YTD	33% / 34%	36% / 34%	59% / 40%	58% / 41%	59% / 40%
Sales Volume	24,236,900	24,118,500	29,379,262	23,800,400	29,798,450
Sales Volume YTD	514,188,069	532,953,090	574,069,484	554,841,009	645,473,712
Average Sale Price	550,839	689,100	576,064	485,722	595,969
Average Sale Price YTD	529,000	529,774	530,563	514,218	553,105
Median Sale Price	555,000	510,000	525,000	457,000	544,500
Median Sale Price YTD	490,000	479,250	500,000	490,000	520,000
Average Days on Market / YTD	89 / 100	119 / 103	148 / 100	103 / 96	115 / 90
Median Days on Market / YTD	62 / 65	58 / 65	82 / 60	82 / 62	76 / 56
Average Days on Market (Cum.) / YTD	167 / 154	182 / 146	196 / 145	188 / 149	157 / 109
Median Days on Market (Cum.) / YTD	119 / 91	169 / 92	145 / 82	100 / 84	138 / 67

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)

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Edmonton CMA¹

December 2019

	2019	2018	2017	2016	2015
Land					
New Listings / YTD	1 / 162	8 / 167	11 / 165	5 / 118	7 / 157
Sales / YTD	1 / 35	5 / 31	3 / 22	0 / 27	0 / 17
Sales to New Listings Ratio / YTD	100% / 22%	63% / 19%	27% / 13%	0% / 23%	0% / 11%
Sales Volume	620,000	10,839,000	3,215,000	0	0
Sales Volume YTD	24,236,849	34,825,076	24,722,700	29,841,360	11,909,500
Average Sale Price	620,000	2,167,800	1,071,667	0	0
Average Sale Price YTD	692,481	1,123,390	1,123,759	1,105,236	700,559
Median Sale Price	620,000	815,000	300,000	0	0
Median Sale Price YTD	600,000	690,000	825,000	735,000	420,000
Average Days on Market / YTD	255 / 296	166 / 230	554 / 233	0 / 216	0 / 204
Median Days on Market / YTD	255 / 196	158 / 138	665 / 138	0 / 174	0 / 131
Average Days on Market (Cum.) / YTD	255 / 302	280 / 269	554 / 300	0 / 219	0 / 204
Median Days on Market (Cum.) / YTD	255 / 206	231 / 203	665 / 191	0 / 174	0 / 131
Investment					
New Listings / YTD	19 / 282	17 / 343	20 / 265	25 / 291	20 / 268
Sales / YTD	4 / 71	9 / 102	4 / 81	7 / 89	5 / 74
Sales to New Listings Ratio / YTD	21% / 25%	53% / 30%	20% / 31%	28% / 31%	25% / 28%
Sales Volume	1,430,000	15,790,284	5,760,000	2,175,040	3,144,000
Sales Volume YTD	59,864,042	90,550,834	52,834,552	60,159,053	45,288,771
Average Sale Price	357,500	1,754,476	1,440,000	310,720	628,800
Average Sale Price YTD	843,156	887,753	652,278	675,944	612,010
Median Sale Price	352,500	985,000	1,465,000	333,000	410,000
Median Sale Price YTD	441,000	512,500	450,000	400,000	413,500
Average Days on Market / YTD	264 / 221	290 / 180	148 / 171	166 / 157	139 / 151
Median Days on Market / YTD	255 / 142	236 / 143	133 / 133	116 / 124	130 / 127
Average Days on Market (Cum.) / YTD	500 / 255	290 / 213	148 / 199	166 / 184	192 / 195
Median Days on Market (Cum.) / YTD	343 / 168	236 / 160	133 / 176	116 / 142	140 / 140
Multi Family					
New Listings / YTD	6 / 97	3 / 71	2 / 51	2 / 54	3 / 57
Sales / YTD	0 / 17	0 / 17	1 / 19	2 / 20	3 / 22
Sales to New Listings Ratio / YTD	0% / 18%	0% / 24%	50% / 37%	100% / 37%	100% / 39%
Sales Volume	0	0	290,000	1,382,000	3,962,628
Sales Volume YTD	16,452,750	17,321,100	23,972,300	25,389,998	30,388,628
Average Sale Price	0	0	290,000	691,000	1,320,876
Average Sale Price YTD	967,809	1,018,888	1,261,700	1,269,500	1,381,301
Median Sale Price	0	0	290,000	691,000	1,220,128
Median Sale Price YTD	690,000	808,000	855,000	977,500	1,235,064
Average Days on Market / YTD	0 / 163	0 / 101	46 / 95	19 / 163	220 / 161
Median Days on Market / YTD	0 / 131	0 / 98	46 / 70	19 / 85	153 / 102
Average Days on Market (Cum.) / YTD	0 / 163	0 / 101	46 / 95	19 / 165	265 / 185
Median Days on Market (Cum.) / YTD	0 / 131	0 / 98	46 / 70	19 / 85	156 / 155
Hotel/Motel					
New Listings / YTD	0 / 0	0 / 6	0 / 4	0 / 2	0 / 4
Sales / YTD	0 / 0	0 / 2	0 / 0	0 / 0	0 / 1
Sales to New Listings Ratio / YTD	0% / 0%	0% / 33%	0% / 0%	0% / 0%	0% / 25%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	9,350,000	0	0	700,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	4,675,000	0	0	700,000
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	4,675,000	0	0	700,000
Average Days on Market / YTD	0 / 0	0 / 104	0 / 0	0 / 0	0 / 127
Median Days on Market / YTD	0 / 0	0 / 104	0 / 0	0 / 0	0 / 127
Average Days on Market (Cum.) / YTD	0 / 0	0 / 104	0 / 0	0 / 0	0 / 127
Median Days on Market (Cum.) / YTD	0 / 0	0 / 104	0 / 0	0 / 0	0 / 127

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

December 2019

	2019	2018	2017	2016	2015
Business					
New Listings / YTD	26 / 349	19 / 263	12 / 249	12 / 204	15 / 257
Sales / YTD	5 / 48	4 / 45	4 / 48	3 / 44	0 / 36
Sales to New Listings Ratio / YTD	19% / 14%	21% / 17%	33% / 19%	25% / 22%	0% / 14%
Sales Volume	555,000	646,500	538,000	354,800	0
Sales Volume YTD	12,090,650	9,290,300	7,884,889	9,152,188	7,373,484
Average Sale Price	111,000	161,625	134,500	118,267	0
Average Sale Price YTD	251,889	206,451	164,269	208,004	204,819
Median Sale Price	110,000	139,750	139,000	130,000	0
Median Sale Price YTD	133,000	115,000	116,500	132,500	84,500
Average Days on Market / YTD	84 / 149	134 / 142	197 / 143	227 / 162	0 / 131
Median Days on Market / YTD	68 / 121	116 / 130	205 / 114	206 / 122	0 / 112
Average Days on Market (Cum.) / YTD	84 / 163	134 / 147	197 / 160	267 / 170	0 / 131
Median Days on Market (Cum.) / YTD	68 / 121	116 / 142	205 / 120	328 / 126	0 / 112
Lease					
New Listings / YTD	15 / 263	15 / 276	8 / 244	17 / 266	11 / 217
Sales / YTD	6 / 90	6 / 90	5 / 80	4 / 78	4 / 70
Sales to New Listings Ratio / YTD	40% / 34%	40% / 33%	63% / 33%	24% / 29%	36% / 32%
Sales Volume	810,100	913,234	2,356,833	696,635	353,308
Sales Volume YTD	8,780,541	11,098,663	11,677,234	10,274,940	8,349,590
Average Sale Price	135,017	152,206	471,367	174,159	88,327
Average Sale Price YTD	97,562	123,318	145,965	131,730	119,280
Median Sale Price	113,750	104,619	185,753	71,913	102,884
Median Sale Price YTD	66,330	95,165	74,220	71,350	80,803
Average Days on Market / YTD	253 / 159	119 / 148	132 / 197	242 / 148	219 / 147
Median Days on Market / YTD	163 / 102	60 / 107	92 / 144	236 / 102	149 / 85
Average Days on Market (Cum.) / YTD	253 / 161	160 / 173	132 / 206	242 / 170	219 / 160
Median Days on Market (Cum.) / YTD	163 / 105	93 / 112	92 / 164	236 / 110	149 / 95
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 122
Sales / YTD	0 / 0	0 / 0	0 / 2	0 / 6	0 / 47
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 39%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	2,000,000	1,975,000	37,943,400
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	1,000,000	329,167	807,306
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	1,000,000	280,000	550,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 648	0 / 359	0 / 169
Median Days on Market / YTD	0 / 0	0 / 0	0 / 648	0 / 376	0 / 80
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 1010	0 / 359	0 / 184
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 1010	0 / 376	0 / 80
Total Commercial²					
New Listings / YTD	67 / 1,157	62 / 1,126	54 / 978	61 / 936	56 / 1,081
Sales / YTD	16 / 262	24 / 287	17 / 252	16 / 264	12 / 267
Sales to New Listings Ratio / YTD	24% / 23%	39% / 25%	31% / 26%	26% / 28%	21% / 25%
Sales Volume	3,415,100	28,189,018	12,159,833	4,608,475	7,459,936
Sales Volume YTD	122,704,832	172,435,973	123,091,675	136,792,539	141,953,373
Average Sale Price	213,444	1,174,542	715,284	288,030	621,661
Average Sale Price YTD	468,339	600,822	488,459	518,154	531,661
Median Sale Price	132,000	357,500	240,000	221,200	375,000
Median Sale Price YTD	247,750	286,000	267,500	284,000	293,750
Average Days on Market / YTD	203 / 192	195 / 164	220 / 178	178 / 166	186 / 154
Median Days on Market / YTD	134 / 124	157 / 118	192 / 122	211 / 121	135 / 100
Average Days on Market (Cum.) / YTD	262 / 206	229 / 189	220 / 201	185 / 184	219 / 175
Median Days on Market (Cum.) / YTD	134 / 127	218 / 133	192 / 151	220 / 129	155 / 112

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

December 2019

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2015	January	4,310 (751)	864 (50)	581 (12)	3,120 (524)	275 (6)
	February	5,278 (1,071)	1,010 (56)	615 (18)	3,786 (771)	291 (5)
	March	6,277 (1,667)	1,138 (85)	640 (26)	4,416 (1,180)	296 (12)
	April	7,138 (1,826)	1,266 (109)	638 (25)	4,991 (1,270)	303 (13)
	May	7,676 (2,009)	1,340 (126)	640 (22)	5,459 (1,378)	304 (8)
	June	7,548 (2,372)	1,374 (135)	618 (35)	5,445 (1,671)	311 (16)
	July	7,592 (2,068)	1,370 (162)	621 (27)	5,496 (1,483)	309 (11)
	August	7,578 (1,701)	1,341 (113)	626 (27)	5,508 (1,207)	287 (13)
	September	7,446 (1,653)	1,250 (101)	611 (25)	5,345 (1,212)	277 (15)
	October	6,980 (1,367)	1,097 (91)	597 (18)	4,975 (999)	276 (6)
	November	6,337 (1,263)	953 (89)	575 (20)	4,550 (915)	273 (10)
	December	5,320 (831)	806 (50)	502 (12)	3,787 (609)	236 (7)
2016	January	6,008 (703)	872 (32)	530 (10)	4,223 (532)	263 (6)
	February	6,999 (983)	954 (51)	553 (21)	4,888 (728)	284 (14)
	March	7,676 (1,549)	1,062 (75)	557 (28)	5,319 (1,090)	304 (10)
	April	8,209 (1,713)	1,160 (111)	566 (28)	5,650 (1,228)	295 (15)
	May	8,331 (2,063)	1,125 (145)	591 (20)	5,821 (1,411)	318 (9)
	June	8,189 (2,032)	1,155 (152)	591 (21)	5,761 (1,420)	322 (12)
	July	8,155 (1,730)	1,173 (109)	580 (25)	5,732 (1,218)	314 (17)
	August	7,868 (1,700)	1,164 (112)	578 (27)	5,568 (1,198)	312 (17)
	September	7,741 (1,534)	1,137 (82)	569 (23)	5,574 (1,091)	313 (12)
	October	7,210 (1,462)	1,002 (97)	555 (24)	5,187 (1,065)	309 (12)
	November	6,742 (1,120)	936 (64)	553 (21)	4,899 (793)	317 (12)
	December	5,468 (810)	794 (49)	494 (16)	3,919 (615)	284 (11)
2017	January	5,824 (837)	784 (54)	521 (15)	4,169 (600)	294 (9)
	February	6,374 (1,185)	843 (50)	535 (22)	4,533 (867)	296 (19)
	March	7,120 (1,558)	905 (115)	565 (28)	5,046 (1,123)	306 (17)
	April	7,951 (1,578)	1,049 (81)	589 (22)	5,620 (1,126)	305 (20)
	May	8,813 (1,964)	1,188 (121)	588 (31)	6,260 (1,344)	300 (20)
	June	9,018 (1,994)	1,218 (137)	580 (24)	6,435 (1,416)	307 (10)
	July	9,183 (1,740)	1,250 (122)	575 (23)	6,604 (1,223)	304 (19)
	August	9,045 (1,635)	1,250 (113)	592 (10)	6,537 (1,152)	319 (7)
	September	8,744 (1,419)	1,196 (87)	573 (24)	6,366 (1,000)	320 (12)
	October	8,076 (1,420)	1,053 (95)	575 (19)	5,839 (1,033)	322 (11)
	November	7,361 (1,247)	962 (56)	601 (17)	5,321 (936)	341 (10)
	December	6,050 (962)	820 (51)	551 (17)	4,336 (697)	311 (14)
2018	January	6,488 (940)	849 (50)	574 (18)	4,598 (670)	334 (10)
	February	7,109 (1,108)	916 (50)	633 (22)	5,033 (770)	366 (16)
	March	8,344 (1,380)	1,045 (66)	672 (27)	5,846 (988)	386 (20)
	April	9,178 (1,657)	1,124 (91)	683 (26)	6,442 (1,129)	398 (16)
	May	10,291 (1,904)	1,369 (106)	715 (21)	7,294 (1,310)	422 (14)
	June	10,676 (1,801)	1,506 (120)	727 (19)	7,683 (1,255)	435 (8)
	July	10,522 (1,723)	1,528 (121)	721 (28)	7,604 (1,217)	432 (20)
	August	10,045 (1,678)	1,452 (124)	705 (27)	7,294 (1,152)	418 (21)
	September	9,432 (1,312)	1,306 (84)	681 (28)	6,825 (922)	405 (18)
	October	8,736 (1,234)	1,189 (89)	676 (33)	6,310 (853)	396 (23)
	November	8,085 (1,105)	1,054 (70)	685 (14)	5,827 (796)	402 (8)
	December	6,701 (769)	888 (35)	596 (24)	4,774 (566)	340 (15)
2019	January	7,086 (795)	910 (41)	652 (22)	5,012 (575)	376 (16)
	February	7,434 (976)	951 (44)	681 (18)	5,245 (710)	387 (10)
	March	8,293 (1,197)	1,081 (70)	727 (15)	5,814 (849)	418 (11)
	April	9,001 (1,679)	1,234 (81)	729 (29)	6,373 (1,148)	430 (19)
	May	9,529 (1,978)	1,344 (102)	786 (27)	6,844 (1,361)	459 (17)
	June	9,456 (1,804)	1,419 (116)	744 (24)	6,835 (1,259)	426 (15)
	July	9,109 (1,907)	1,447 (113)	750 (25)	6,631 (1,327)	435 (15)
	August	8,831 (1,567)	1,409 (112)	730 (22)	6,452 (1,105)	412 (11)
	September	8,516 (1,381)	1,317 (100)	713 (21)	6,259 (972)	404 (15)
	October	7,911 (1,328)	1,135 (90)	689 (30)	5,831 (944)	395 (16)
	November	7,262 (1,100)	1,013 (59)	718 (13)	5,350 (807)	427 (8)
	December	5,975 (845)	859 (44)	640 (16)	4,334 (602)	377 (10)

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.

December 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Single Family Detached							
Northwest	Sales	23	20	25	452	416	458
	Average	400,827	464,798	397,410	421,116	439,615	418,970
	Median	340,000	430,400	345,000	386,850	382,750	375,000
North Central	Sales	79	79	105	1,422	1,414	1,529
	Average	341,192	369,027	380,577	360,844	373,390	384,519
	Median	335,000	350,000	365,000	353,250	362,000	368,500
Northeast	Sales	24	21	24	399	404	410
	Average	281,421	303,529	328,003	318,208	316,893	344,635
	Median	276,250	320,000	311,500	301,500	300,000	320,000
Central	Sales	25	22	15	265	291	312
	Average	312,557	242,373	270,247	262,715	287,781	277,836
	Median	260,000	226,500	242,000	235,000	270,000	260,000
West	Sales	38	41	44	673	700	793
	Average	557,408	603,408	446,291	512,503	537,182	528,477
	Median	390,000	449,350	379,900	412,000	437,125	440,000
Southwest	Sales	48	45	43	999	1,010	1,158
	Average	532,295	530,098	524,970	560,877	570,079	562,063
	Median	460,500	444,000	485,000	475,000	500,000	495,000
Southeast	Sales	64	47	69	1,245	1,275	1,367
	Average	379,042	391,960	394,879	391,707	405,731	401,060
	Median	339,000	370,000	369,000	367,500	375,000	375,000
Anthony Henday	Sales	69	82	81	1,440	1,356	1,312
	Average	472,161	490,490	494,571	483,147	495,795	511,891
	Median	425,000	443,500	447,800	445,000	450,000	462,000
City of Edmonton Total	Sales	370	357	406	6,895	6,866	7,339
	Average	417,056	440,874	422,017	433,457	446,262	449,326
	Median	370,000	390,000	385,000	392,500	400,000	405,000
Condominiums							
Northwest	Sales	4	4	9	103	107	111
	Average	n/a	n/a	207,706	271,542	247,669	255,010
	Median	n/a	n/a	202,000	269,000	244,500	241,000
North Central	Sales	15	26	29	525	547	587
	Average	174,283	202,227	197,272	196,201	202,053	213,093
	Median	164,000	186,500	194,500	188,500	193,500	205,000
Northeast	Sales	15	17	19	269	237	287
	Average	145,067	134,071	179,431	159,284	162,816	175,058
	Median	153,500	138,000	175,000	157,250	162,500	171,700
Central	Sales	36	28	34	599	620	673
	Average	290,695	217,081	336,546	253,276	268,671	291,812
	Median	266,250	212,500	259,250	234,000	248,250	280,000
West	Sales	13	9	17	322	319	358
	Average	231,696	213,278	206,824	201,012	212,451	219,882
	Median	180,000	220,000	170,000	180,500	189,000	200,000
Southwest	Sales	28	26	31	623	594	666
	Average	231,633	220,748	281,734	250,430	265,308	282,656
	Median	194,500	217,500	274,000	230,000	244,000	268,000
Southeast	Sales	22	24	31	444	504	488
	Average	183,227	192,573	194,684	203,197	217,120	225,189
	Median	165,500	185,000	191,500	193,000	210,000	217,500
Anthony Henday	Sales	28	18	45	517	528	552
	Average	230,702	222,931	236,908	235,887	255,622	263,462
	Median	224,145	225,250	240,000	230,000	245,000	252,500
City of Edmonton Total	Sales	161	152	215	3,402	3,456	3,722
	Average	225,472	202,958	239,013	222,943	234,939	247,800
	Median	205,000	194,500	209,649	205,000	215,000	226,000

n/a = insufficient data

December 2019

	2019	2018	2017	2016	2015
Edmonton City Monthly					
New Listings	980	938	984	850	1,007
Sales	612	581	711	626	616
Sales Volume	214,655,338	224,609,448	259,234,742	228,521,755	228,709,770
Edmonton City Year to Date					
New Listings	24,262	26,492	25,144	23,997	24,638
Sales	11,822	11,817	12,685	12,536	13,341
Sales Volume	4,271,810,116	4,430,977,438	4,813,043,718	4,728,298,212	4,990,717,203
Edmonton City Month End Active Inventory					
Residential	4,334	4,774	4,336	3,919	3,787
Commercial	377	340	311	284	236
TOTAL	4,711	5,114	4,647	4,203	4,023
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Edmonton CMA Monthly					
New Listings	1,499	1,387	1,438	1,261	1,478
Sales	905	828	1,030	875	893
Sales Volume	326,491,988	330,644,624	386,681,745	322,108,618	343,913,030
Edmonton CMA Year to Date					
New Listings	36,508	39,728	37,551	36,187	37,440
Sales	17,791	17,904	18,873	18,742	20,013
Sales Volume	6,601,756,915	6,880,495,953	7,305,354,788	7,230,015,145	7,768,194,053
Edmonton CMA Month End Active Inventory					
Residential	5,975	6,701	6,050	5,468	5,320
Rural	859	888	820	794	806
Commercial	640	596	551	494	502
TOTAL	7,474	8,185	7,421	6,756	6,628
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Total Board Monthly					
New Listings	1,761	1,618	1,697	1,463	1,705
Sales	983	926	1,157	990	1,014
Sales Volume	350,240,053	354,741,274	417,796,713	353,319,980	373,831,180
Total Board Year to Date					
New Listings	42,959	46,488	44,072	42,455	43,989
Sales	20,079	20,152	21,230	21,050	22,546
Sales Volume	7,201,367,293	7,460,741,851	7,932,371,887	7,837,697,395	8,468,021,994

December 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Barrhead	Sales	3	5	4	49	56	73
	Sales Volume	n/a	905,500	n/a	11,703,600	12,166,000	16,903,215
	Average Price	n/a	181,100	n/a	238,849	217,250	231,551
	Median Price	n/a	188,500	n/a	212,000	206,000	224,000
Beaumont	Sales	22	15	15	330	366	340
	Sales Volume	9,286,840	6,171,938	6,561,750	136,122,435	160,547,955	147,542,463
	Average Price	422,129	411,463	437,450	412,492	438,656	433,948
	Median Price	415,670	375,000	419,000	410,000	429,500	430,000
Bonnyville	Sales	2	2	3	65	82	74
	Sales Volume	n/a	n/a	n/a	15,216,400	21,274,975	20,072,175
	Average Price	n/a	n/a	n/a	234,098	259,451	271,246
	Median Price	n/a	n/a	n/a	232,500	277,889	294,500
Cold Lake	Sales	5	14	11	254	251	237
	Sales Volume	1,515,500	4,178,200	2,984,950	70,535,399	71,180,869	74,695,845
	Average Price	303,100	298,443	271,359	277,698	283,589	315,172
	Median Price	280,000	308,125	241,000	285,000	300,000	316,250
Devon	Sales	4	6	7	86	104	89
	Sales Volume	n/a	1,733,500	2,002,500	25,715,300	32,791,181	28,734,316
	Average Price	n/a	288,917	286,071	299,015	315,300	322,857
	Median Price	n/a	254,500	225,000	304,600	317,750	324,500
Drayton Valley	Sales	3	2	3	103	69	111
	Sales Volume	n/a	n/a	n/a	22,957,900	15,496,445	28,339,512
	Average Price	n/a	n/a	n/a	222,892	224,586	255,311
	Median Price	n/a	n/a	n/a	235,000	231,000	269,000
Fort Saskatchewan	SFD Sales	12	15	14	291	284	305
	SFD Average Price	399,525	443,900	414,932	396,817	412,344	415,318
	SFD Median Price	378,500	407,500	411,000	385,000	395,000	400,000
	Condo Sales	0	2	3	55	49	63
	Condo Average Price	n/a	n/a	n/a	243,801	219,551	238,152
	Condo Median Price	n/a	n/a	n/a	237,500	212,000	220,000
Total Sales Volume	7,532,800	8,223,627	8,287,050	163,303,001	161,330,146	183,044,328	
Gibbons	Sales	0	3	4	51	48	69
	Sales Volume	n/a	n/a	n/a	14,064,600	12,813,250	21,561,100
	Average Price	n/a	n/a	n/a	275,776	266,943	312,480
	Median Price	n/a	n/a	n/a	274,000	265,000	283,500
Leduc	SFD Sales	20	14	27	397	389	341
	SFD Average Price	326,718	341,607	358,462	364,667	370,098	377,664
	SFD Median Price	308,125	336,750	343,000	348,000	355,000	370,000
	Condo Sales	3	4	5	75	64	64
	Condo Average Price	n/a	n/a	196,800	214,626	229,979	225,059
	Condo Median Price	n/a	n/a	213,000	198,000	213,000	211,500
Total Sales Volume	8,849,450	7,261,300	11,763,965	191,349,005	185,279,510	164,707,428	

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.

December 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Morinville	Sales	6	7	9	165	198	197
	Sales Volume	1,848,000	1,930,000	3,036,200	50,406,768	63,139,444	63,981,848
	Average Price	308,000	275,714	337,356	305,496	318,886	324,781
	Median Price	304,250	290,000	339,900	309,000	325,000	330,000
Sherwood Park	SFD Sales	26	27	41	748	799	794
	SFD Average Price	454,519	439,515	427,424	450,930	442,102	454,619
	SFD Median Price	438,700	407,000	415,000	421,314	420,500	430,000
	Condo Sales	10	11	11	221	215	209
	Condo Average Price	255,240	279,409	255,991	287,527	283,534	300,335
	Condo Median Price	236,200	300,000	236,000	279,900	280,000	295,000
	Total Sales Volume	17,001,448	16,466,400	21,695,790	428,626,513	443,000,098	457,443,673
Spruce Grove	SFD Sales	21	16	18	368	379	412
	SFD Average Price	392,267	367,452	387,460	389,662	387,064	390,705
	SFD Median Price	385,000	335,000	371,500	371,450	376,250	380,000
	Condo Sales	5	4	3	62	66	73
	Condo Average Price	207,026	n/a	n/a	223,763	212,972	228,775
	Condo Median Price	205,000	n/a	n/a	203,500	207,250	214,600
	Total Sales Volume	12,059,645	8,925,676	9,860,275	202,230,256	202,627,003	220,350,845
St. Albert	SFD Sales	37	27	45	762	778	761
	SFD Average Price	474,164	434,178	469,265	469,030	478,557	469,051
	SFD Median Price	427,500	381,500	420,000	422,250	440,000	432,500
	Condo Sales	12	8	15	214	237	215
	Condo Average Price	245,458	265,438	217,733	251,115	268,771	277,325
	Condo Median Price	215,500	236,500	205,000	235,500	245,000	260,000
	Total Sales Volume	21,422,067	14,256,800	25,567,308	432,330,768	451,356,564	436,384,889
St. Paul	Sales	2	3	5	86	94	99
	Sales Volume	n/a	n/a	1,481,000	17,868,042	22,838,900	25,486,400
	Average Price	n/a	n/a	296,200	207,768	242,967	257,438
	Median Price	n/a	n/a	275,000	215,000	253,750	256,500
Stony Plain	Sales	14	13	13	306	278	355
	Sales Volume	3,968,400	3,515,900	4,078,550	92,766,991	90,612,764	115,949,686
	Average Price	283,457	270,454	313,735	303,160	325,945	326,619
	Median Price	253,950	264,000	281,500	307,250	325,500	322,000
Vegreville	Sales	3	3	3	59	58	64
	Sales Volume	n/a	n/a	n/a	10,695,900	10,707,000	13,836,400
	Average Price	n/a	n/a	n/a	181,286	184,603	216,194
	Median Price	n/a	n/a	n/a	169,500	175,500	213,500
Westlock	Sales	1	2	6	58	66	65
	Sales Volume	n/a	n/a	1,223,500	13,664,700	13,948,250	13,043,900
	Average Price	n/a	n/a	203,917	235,598	211,337	200,675
	Median Price	n/a	n/a	239,000	233,950	209,500	209,000
Wetaskiwin	Sales	3	4	13	143	155	145
	Sales Volume	n/a	n/a	2,838,000	29,501,421	33,274,175	33,023,250
	Average Price	n/a	n/a	218,308	206,304	214,672	227,747
	Median Price	n/a	n/a	175,000	210,000	210,000	221,000

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.

December 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Rural¹ Sales by County							
Athabasca County	Sales	0	1	2	43	34	41
	Sales Volume	n/a	n/a	n/a	11,573,700	8,069,300	10,076,476
Bonnyville M.D.	Sales	2	4	4	120	104	119
	Sales Volume	n/a	n/a	n/a	37,033,340	36,970,448	45,231,290
Lac la Biche County	Sales	0	0	0	5	4	4
	Sales Volume	n/a	n/a	n/a	901,500	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	3	7	11	142	163	175
	Sales Volume	n/a	2,646,500	6,827,900	75,717,350	78,341,137	84,946,980
Parkland County	Sales	23	11	16	380	417	453
	Sales Volume	11,857,900	5,238,000	8,378,962	176,778,467	196,942,283	218,343,729
Smoky Lake County	Sales	2	1	2	28	28	17
	Sales Volume	n/a	n/a	n/a	7,271,192	5,260,800	3,371,500
St. Paul County	Sales	2	1	7	68	81	84
	Sales Volume	n/a	n/a	1,443,000	15,925,909	13,286,150	16,204,900
Strathcona County	Sales	7	7	15	281	275	273
	Sales Volume	4,737,000	5,629,000	9,086,400	164,342,777	162,957,570	167,694,517
Sturgeon County	Sales	11	10	9	169	151	181
	Sales Volume	6,232,000	10,605,000	5,086,000	97,349,475	94,712,100	103,084,258
Thorhild County	Sales	3	0	3	30	27	36
	Sales Volume	n/a	n/a	n/a	7,799,528	7,597,300	9,024,527
Two Hills County	Sales	1	1	0	10	16	16
	Sales Volume	n/a	n/a	n/a	3,408,000	3,166,400	4,979,200
Vermilion River County	Sales	1	0	0	4	0	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.

December 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	1	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	1	0	9	5	9
	Sales Volume	n/a	n/a	n/a	2,229,500	1,661,500	3,921,160
Lac la Biche County	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	3	4	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	1	0	1	3	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	1	0	0	7	3	5
	Sales Volume	n/a	n/a	n/a	4,064,892	n/a	2,138,047
Smoky Lake County	Sales	0	0	0	1	3	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,022,500
St. Paul County	Sales	0	1	1	11	6	7
	Sales Volume	n/a	n/a	n/a	3,381,260	1,502,236	2,024,908
Strathcona County	Sales	0	1	0	3	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	2	0	3	6	3
	Sales Volume	n/a	n/a	n/a	n/a	2,431,075	n/a
Thorhild County	Sales	0	0	0	2	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	2	0	2	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	0	1	0
	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.