

Media Release

Residential Unit Sales Down 55% from this time last year.

Edmonton, May 4, 2020: Total residential unit sales in the Edmonton Census Metropolitan Area (CMA) real estate market for April 2020 decreased 55% compared to April 2019 and decreased 35.68% from March 2020. The number of new residential listings is down year over year, decreasing 46.37% from April 2019. New residential listings are down month over month, decreasing 30.66% from March 2020. Overall inventory in the Edmonton CMA fell 19.65% from April of last year and decreased 0.15% from March 2020.

For the month of April, single family home unit sales are down 55.39% from April 2019 and down 34.53% from March 2020. Condo unit sales decreased 58.77% from April 2019 and decreased 42.01% from March 2020.

All residential average prices are down to \$353,577, a 3.29% decrease from April 2019, and up 2.80% from March 2020. Single family homes sold for an average of \$410,200, a 4.14% year-over-year decrease from April 2019, and a 1.45% increase from March 2020. Condominiums sold for an average of \$224,022, a 2.42% decrease year-over-year, and prices are up 2.47% compared to March 2020. Duplex prices dropped 0.30% from April 2019, selling at \$329,806, which was a 5.22% increase from March 2020.

“The Edmonton market experienced a significant decrease in year-over-year unit sales, with some downward impact on pricing,” says REALTORS® Association of Edmonton Chair Jennifer Lucas. “Of course, with the outbreak of COVID-19 and the social distancing measures currently in place, this type of market decline is not surprising. There have been significantly fewer sales of single family homes, condos and duplexes than in April of last year. Single family home pricing decreased 4.14%, duplexes are down 0.30%, and condos are down 2.42% year-over-year.”

Single family homes averaged 58 days on the market, a three-day increase from last year. Condos stayed the same as last year at 71 days on the market while duplexes averaged 74 days on market, a seven-day increase compared to April 2019. Overall, all residential listings averaged 64 days on market, a 6.67% increase year-over-year, and increased by four days compared to the previous month.

Contact:

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

780-453-9302
780-293-6141
780-453-9340

Review these statistics and more at www.realtorsofedmonton.com.

MLS® System Activity 2020 (for all-residential sales in Edmonton CMA ¹)	April 2020	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$410,200	1.45%	-4.14%
SFD median ⁴ selling price – month	\$380,000	0.80%	-3.68%
Condominium average selling price	\$224,022	2.47%	-2.42%
Condominium median selling price	\$205,000	0.12%	-4.21%
All-residential ⁵ average selling price	\$353,577	2.80%	-3.29%
All-residential median selling price	\$345,000	2.76%	-1.43%
# residential listings this month	1,868	-30.66%	-46.37%
# residential sales this month	750	-35.68%	-55.33%
# residential inventory at month end	7,233	-0.15%	-19.65%
# Total ⁶ MLS® System sales this month	921	-33.98%	-54.27%
\$ Value Total residential sales this month	275,877,841	-33.55%	-57.12%
\$ Value of total MLS® System sales – month	317,247,531	-47.97%	-56.68%
\$ Value of total MLS® System sales - YTD	1,718,656,994	22.40%	-13.26%

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
April 2020**

	2020	2019	2018	2017	2016
Single Family Detached					
New Listings / YTD	1,034 / 5,127	2,073 / 6,747	2,111 / 6,953	1,832 / 6,182	1,950 / 6,853
Sales / YTD	476 / 2,332	1,067 / 2,854	1,049 / 3,125	980 / 3,155	1,071 / 3,059
Sales to New Listings Ratio / YTD	46% / 45%	51% / 42%	50% / 45%	53% / 51%	55% / 45%
Sales Volume	195,255,175	456,569,916	452,308,410	432,292,244	469,834,003
Sales Volume YTD	964,754,408	1,207,455,597	1,366,818,895	1,372,094,485	1,323,950,333
Average Sale Price	410,200	427,901	431,181	441,115	438,687
Average Sale Price YTD	413,703	423,075	437,382	434,895	432,805
Median Sale Price	380,000	394,500	400,000	402,750	409,000
Median Sale Price YTD	380,000	391,500	398,000	398,000	405,000
Average Days on Market / YTD	58 / 63	55 / 63	51 / 55	47 / 53	49 / 51
Median Days on Market / YTD	43 / 43	38 / 45	34 / 36	31 / 34	37 / 37
Average Days on Market (Cum.) / YTD	89 / 100	88 / 101	75 / 86	68 / 77	73 / 79
Median Days on Market (Cum.) / YTD	49 / 64	45 / 64	41 / 51	35 / 42	44 / 50
Condominium					
New Listings / YTD	530 / 2,809	957 / 3,269	1,051 / 3,953	1,073 / 3,858	1,100 / 3,761
Sales / YTD	167 / 920	405 / 1,181	397 / 1,325	414 / 1,379	448 / 1,334
Sales to New Listings Ratio / YTD	32% / 33%	42% / 36%	38% / 34%	39% / 36%	41% / 35%
Sales Volume	37,411,743	92,974,854	98,717,956	108,357,206	114,542,285
Sales Volume YTD	197,573,817	261,728,211	317,722,785	342,351,607	332,691,176
Average Sale Price	224,022	229,568	248,660	261,732	255,675
Average Sale Price YTD	214,754	221,616	239,791	248,261	249,394
Median Sale Price	205,000	214,000	230,000	244,950	235,000
Median Sale Price YTD	200,000	208,068	219,000	229,000	231,750
Average Days on Market / YTD	71 / 73	71 / 77	66 / 74	61 / 69	58 / 62
Median Days on Market / YTD	54 / 54	54 / 57	52 / 55	44 / 49	44 / 46
Average Days on Market (Cum.) / YTD	99 / 118	113 / 124	107 / 118	96 / 108	89 / 94
Median Days on Market (Cum.) / YTD	66 / 82	68 / 88	67 / 84	58 / 78	57 / 63
Duplex/Rowhouse					
New Listings / YTD	219 / 969	331 / 1,145	346 / 1,130	306 / 992	303 / 1,087
Sales / YTD	94 / 425	185 / 534	178 / 538	152 / 514	176 / 488
Sales to New Listings Ratio / YTD	43% / 44%	56% / 47%	51% / 48%	50% / 52%	58% / 45%
Sales Volume	31,001,720	61,197,148	57,800,586	54,142,932	59,944,490
Sales Volume YTD	138,040,324	175,217,670	184,348,192	180,836,845	166,018,868
Average Sale Price	329,806	330,795	324,722	356,204	340,594
Average Sale Price YTD	324,801	328,123	342,655	351,823	340,203
Median Sale Price	325,000	321,000	321,750	335,000	329,950
Median Sale Price YTD	318,000	320,000	328,500	335,000	331,501
Average Days on Market / YTD	74 / 76	67 / 73	59 / 61	63 / 67	59 / 63
Median Days on Market / YTD	49 / 59	47 / 52	38 / 43	42 / 51	44 / 50
Average Days on Market (Cum.) / YTD	113 / 120	99 / 113	79 / 84	79 / 83	77 / 80
Median Days on Market (Cum.) / YTD	71 / 87	53 / 77	49 / 57	52 / 59	52 / 57
Total Residential²					
New Listings / YTD	1,868 / 9,207	3,483 / 11,538	3,602 / 12,415	3,291 / 11,311	3,457 / 12,056
Sales / YTD	750 / 3,763	1,679 / 4,647	1,657 / 5,085	1,578 / 5,158	1,713 / 4,948
Sales to New Listings Ratio / YTD	40% / 41%	48% / 40%	46% / 41%	48% / 46%	50% / 41%
Sales Volume	265,182,954	613,851,918	616,949,947	601,420,831	647,527,478
Sales Volume YTD	1,315,065,360	1,655,901,587	1,892,684,567	1,916,230,269	1,834,988,677
Average Sale Price	353,577	365,606	372,329	381,129	378,008
Average Sale Price YTD	349,473	356,338	372,209	371,506	370,855
Median Sale Price	345,000	350,000	355,000	360,000	360,000
Median Sale Price YTD	335,000	342,000	350,000	350,790	355,000
Average Days on Market / YTD	64 / 69	60 / 68	57 / 62	54 / 60	53 / 56
Median Days on Market / YTD	45 / 48	42 / 49	39 / 42	36 / 40	40 / 41
Average Days on Market (Cum.) / YTD	95 / 108	95 / 109	85 / 95	78 / 87	78 / 83
Median Days on Market (Cum.) / YTD	54 / 73	53 / 72	50 / 59	41 / 52	49 / 55

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
April 2020**

	2020	2019	2018	2017	2016
Acreage with Home					
New Listings / YTD	133 / 645	277 / 784	221 / 707	232 / 690	237 / 753
Sales / YTD	34 / 176	69 / 193	76 / 196	71 / 229	85 / 208
Sales to New Listings Ratio / YTD	26% / 27%	25% / 25%	34% / 28%	31% / 33%	36% / 28%
Sales Volume	19,321,238	41,226,789	41,556,120	45,522,355	52,554,600
Sales Volume YTD	105,571,488	116,213,209	106,495,069	141,559,617	124,397,999
Average Sale Price	568,272	597,490	546,791	641,160	618,289
Average Sale Price YTD	599,838	602,141	543,342	618,164	598,067
Median Sale Price	438,000	527,500	528,000	630,000	560,000
Median Sale Price YTD	520,000	519,000	510,000	585,000	561,250
Average Days on Market / YTD	78 / 95	97 / 92	85 / 93	93 / 95	79 / 80
Median Days on Market / YTD	64 / 64	55 / 61	57 / 59	37 / 53	52 / 51
Average Days on Market (Cum.) / YTD	144 / 181	150 / 154	131 / 145	141 / 152	103 / 119
Median Days on Market (Cum.) / YTD	88 / 143	68 / 97	78 / 111	56 / 90	65 / 68
Vacant Acreage and Recreational					
New Listings / YTD	45 / 195	65 / 210	49 / 230	61 / 171	75 / 213
Sales / YTD	10 / 45	12 / 40	14 / 58	10 / 69	24 / 57
Sales to New Listings Ratio / YTD	22% / 23%	18% / 19%	29% / 25%	16% / 40%	32% / 27%
Sales Volume	2,687,000	4,146,400	3,966,025	2,218,100	6,883,650
Sales Volume YTD	16,397,499	12,229,900	19,594,186	18,800,875	14,256,350
Average Sale Price	268,700	345,533	283,288	221,810	286,819
Average Sale Price YTD	364,389	305,748	337,831	272,476	250,111
Median Sale Price	265,000	210,000	280,000	237,000	191,000
Median Sale Price YTD	260,000	252,500	256,500	210,000	195,000
Average Days on Market / YTD	59 / 258	174 / 191	180 / 179	184 / 180	170 / 171
Median Days on Market / YTD	53 / 95	124 / 134	146 / 139	186 / 140	168 / 139
Average Days on Market (Cum.) / YTD	244 / 326	174 / 250	193 / 220	430 / 323	234 / 266
Median Days on Market (Cum.) / YTD	93 / 192	124 / 189	146 / 153	196 / 206	188 / 174
Recreational with Home					
New Listings / YTD	2 / 4	4 / 8	4 / 8	3 / 5	5 / 13
Sales / YTD	0 / 0	0 / 2	1 / 3	0 / 2	2 / 4
Sales to New Listings Ratio / YTD	0% / 0%	0% / 25%	25% / 38%	0% / 40%	40% / 31%
Sales Volume	0	0	65,649	0	1,190,000
Sales Volume YTD	0	413,000	1,235,649	690,000	1,869,000
Average Sale Price	0	0	65,649	0	595,000
Average Sale Price YTD	0	206,500	411,883	345,000	467,250
Median Sale Price	0	0	65,649	0	595,000
Median Sale Price YTD	0	206,500	285,000	345,000	554,500
Average Days on Market / YTD	0 / 0	0 / 110	194 / 148	0 / 146	169 / 157
Median Days on Market / YTD	0 / 0	0 / 110	194 / 138	0 / 146	169 / 146
Average Days on Market (Cum.) / YTD	0 / 0	0 / 172	1475 / 575	0 / 146	390 / 268
Median Days on Market (Cum.) / YTD	0 / 0	0 / 172	1475 / 138	0 / 146	390 / 301
Total Rural²					
New Listings / YTD	180 / 844	346 / 1,002	274 / 945	296 / 866	317 / 979
Sales / YTD	44 / 221	81 / 235	91 / 257	81 / 300	111 / 269
Sales to New Listings Ratio / YTD	24% / 26%	23% / 23%	33% / 27%	27% / 35%	35% / 27%
Sales Volume	22,008,238	45,373,189	45,587,794	47,740,455	60,628,250
Sales Volume YTD	121,968,987	128,856,109	127,324,904	161,050,492	140,523,349
Average Sale Price	500,187	560,163	500,965	589,388	546,200
Average Sale Price YTD	551,896	548,324	495,428	536,835	522,392
Median Sale Price	407,750	510,000	490,000	590,000	515,000
Median Sale Price YTD	472,500	485,000	450,000	524,500	511,900
Average Days on Market / YTD	73 / 128	108 / 109	101 / 113	104 / 115	100 / 100
Median Days on Market / YTD	62 / 72	60 / 65	65 / 72	49 / 68	65 / 60
Average Days on Market (Cum.) / YTD	167 / 210	153 / 170	155 / 167	176 / 192	137 / 153
Median Days on Market (Cum.) / YTD	90 / 144	70 / 111	94 / 128	63 / 103	80 / 85

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

April 2020

	2020	2019	2018	2017	2016
Land					
New Listings / YTD	11 / 35	18 / 75	19 / 49	20 / 58	5 / 37
Sales / YTD	0 / 6	4 / 11	2 / 5	1 / 6	1 / 9
Sales to New Listings Ratio / YTD	0% / 17%	22% / 15%	11% / 10%	5% / 10%	20% / 24%
Sales Volume	0	2,604,000	1,035,000	850,000	1,000,000
Sales Volume YTD	4,589,000	7,441,299	4,300,000	4,550,000	5,402,000
Average Sale Price	0	651,000	517,500	850,000	1,000,000
Average Sale Price YTD	764,833	676,482	860,000	758,333	600,222
Median Sale Price	0	512,000	517,500	850,000	1,000,000
Median Sale Price YTD	625,000	599,283	850,000	825,000	550,000
Average Days on Market / YTD	0 / 443	205 / 339	100 / 228	548 / 190	67 / 249
Median Days on Market / YTD	0 / 286	113 / 152	100 / 140	548 / 138	67 / 174
Average Days on Market (Cum.) / YTD	0 / 443	205 / 339	100 / 271	912 / 435	67 / 249
Median Days on Market (Cum.) / YTD	0 / 286	113 / 152	100 / 218	912 / 450	67 / 174
Investment					
New Listings / YTD	9 / 88	27 / 89	35 / 145	13 / 81	22 / 99
Sales / YTD	3 / 17	4 / 19	10 / 26	6 / 33	10 / 23
Sales to New Listings Ratio / YTD	33% / 19%	15% / 21%	29% / 18%	46% / 41%	45% / 23%
Sales Volume	1,043,500	1,968,000	5,344,296	5,764,000	7,098,850
Sales Volume YTD	15,855,005	14,210,050	15,772,023	22,922,200	16,996,750
Average Sale Price	347,833	492,000	534,430	960,667	709,885
Average Sale Price YTD	932,647	747,897	606,616	694,612	738,989
Median Sale Price	344,000	437,500	358,565	905,000	331,175
Median Sale Price YTD	505,000	680,000	377,065	439,000	414,000
Average Days on Market / YTD	92 / 178	264 / 187	127 / 167	218 / 144	174 / 182
Median Days on Market / YTD	108 / 124	144 / 120	107 / 133	178 / 114	132 / 143
Average Days on Market (Cum.) / YTD	183 / 200	264 / 228	127 / 186	218 / 177	183 / 214
Median Days on Market (Cum.) / YTD	124 / 161	144 / 153	107 / 133	178 / 149	132 / 158
Multi Family					
New Listings / YTD	5 / 17	8 / 34	8 / 30	2 / 20	8 / 21
Sales / YTD	1 / 4	4 / 7	3 / 8	4 / 8	2 / 5
Sales to New Listings Ratio / YTD	20% / 24%	50% / 21%	38% / 27%	200% / 40%	25% / 24%
Sales Volume	393,700	2,375,000	2,035,000	4,054,500	4,390,000
Sales Volume YTD	126,513,700	5,275,000	8,090,600	7,565,000	7,210,000
Average Sale Price	393,700	593,750	678,333	1,013,625	2,195,000
Average Sale Price YTD	31,628,425	753,571	1,011,325	945,625	1,442,000
Median Sale Price	393,700	578,500	685,000	783,500	2,195,000
Median Sale Price YTD	1,460,000	672,000	706,000	805,250	1,163,000
Average Days on Market / YTD	35 / 374	188 / 162	36 / 92	46 / 79	302 / 180
Median Days on Market / YTD	35 / 267	75 / 75	46 / 49	49 / 67	302 / 65
Average Days on Market (Cum.) / YTD	35 / 539	188 / 162	36 / 92	46 / 79	302 / 180
Median Days on Market (Cum.) / YTD	35 / 267	75 / 75	46 / 49	49 / 67	302 / 65
Hotel/Motel					
New Listings / YTD	0 / 2	0 / 0	2 / 3	0 / 1	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	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)

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Edmonton CMA¹

April 2020

	2020	2019	2018	2017	2016
Business					
New Listings / YTD	7 / 75	40 / 130	20 / 108	31 / 92	24 / 80
Sales / YTD	1 / 17	6 / 16	1 / 17	4 / 15	6 / 18
Sales to New Listings Ratio / YTD	14% / 23%	15% / 12%	5% / 16%	13% / 16%	25% / 23%
Sales Volume	46,000	2,404,000	160,000	599,999	574,000
Sales Volume YTD	3,010,300	4,392,150	3,291,300	2,631,489	3,483,000
Average Sale Price	46,000	400,667	160,000	150,000	95,667
Average Sale Price YTD	177,076	274,509	193,606	175,433	193,500
Median Sale Price	46,000	257,500	160,000	110,000	56,000
Median Sale Price YTD	135,000	137,000	102,000	112,500	155,000
Average Days on Market / YTD	262 / 127	146 / 243	385 / 129	69 / 173	283 / 199
Median Days on Market / YTD	262 / 102	145 / 180	385 / 85	50 / 119	154 / 171
Average Days on Market (Cum.) / YTD	262 / 134	146 / 261	385 / 141	110 / 184	283 / 213
Median Days on Market (Cum.) / YTD	262 / 119	145 / 180	385 / 98	110 / 157	154 / 185
Lease					
New Listings / YTD	25 / 96	16 / 103	19 / 92	22 / 104	31 / 113
Sales / YTD	2 / 22	11 / 31	10 / 37	7 / 24	8 / 27
Sales to New Listings Ratio / YTD	8% / 23%	69% / 30%	53% / 40%	32% / 23%	26% / 24%
Sales Volume	51,000	1,302,225	1,631,054	719,496	983,480
Sales Volume YTD	8,528,077	2,494,066	3,949,040	3,872,909	3,434,017
Average Sale Price	25,500	118,384	163,105	102,785	122,935
Average Sale Price YTD	387,640	80,454	106,731	161,371	127,186
Median Sale Price	25,500	134,400	91,620	56,400	89,700
Median Sale Price YTD	179,062	50,840	63,000	69,000	69,600
Average Days on Market / YTD	110 / 228	167 / 148	184 / 167	182 / 172	129 / 112
Median Days on Market / YTD	110 / 273	83 / 101	109 / 127	73 / 121	92 / 71
Average Days on Market (Cum.) / YTD	110 / 228	167 / 148	221 / 192	182 / 180	129 / 112
Median Days on Market (Cum.) / YTD	110 / 273	83 / 101	109 / 127	73 / 151	92 / 71
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 1	1 / 5
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	288,000
Sales Volume YTD	0	0	0	700,000	1,408,000
Average Sale Price	0	0	0	0	288,000
Average Sale Price YTD	0	0	0	700,000	281,600
Median Sale Price	0	0	0	0	288,000
Median Sale Price YTD	0	0	0	700,000	280,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 523	270 / 355
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 523	270 / 376
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 523	270 / 355
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 523	270 / 376
Total Commercial²					
New Listings / YTD	57 / 315	110 / 433	103 / 427	88 / 355	91 / 350
Sales / YTD	7 / 66	29 / 84	26 / 93	22 / 87	28 / 87
Sales to New Listings Ratio / YTD	12% / 21%	26% / 19%	25% / 22%	25% / 25%	31% / 25%
Sales Volume	1,534,200	10,653,225	10,205,350	11,987,995	14,334,330
Sales Volume YTD	158,496,082	33,812,565	35,402,963	42,241,598	37,933,767
Average Sale Price	219,171	367,353	392,513	544,909	511,940
Average Sale Price YTD	2,401,456	402,531	380,677	485,536	436,020
Median Sale Price	224,500	250,000	295,000	425,750	195,000
Median Sale Price YTD	340,514	203,700	185,000	332,500	280,000
Average Days on Market / YTD	113 / 217	184 / 201	146 / 157	163 / 158	193 / 181
Median Days on Market / YTD	108 / 174	83 / 126	90 / 116	67 / 114	114 / 126
Average Days on Market (Cum.) / YTD	152 / 235	184 / 214	160 / 176	187 / 192	196 / 192
Median Days on Market (Cum.) / YTD	116 / 193	83 / 131	90 / 125	71 / 145	114 / 132

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

April 2020

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
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)	1,188 (89)	676 (33)	6,310 (853)	396 (23)
	November	8,085 (1,105)	1,053 (70)	685 (14)	5,827 (796)	402 (8)
	December	6,701 (769)	887 (35)	596 (24)	4,774 (566)	340 (15)
2019	January	7,086 (795)	909 (41)	652 (22)	5,012 (575)	376 (16)
	February	7,434 (976)	951 (43)	681 (18)	5,245 (710)	387 (10)
	March	8,294 (1,197)	1,081 (70)	727 (15)	5,815 (849)	418 (11)
	April	9,002 (1,679)	1,234 (81)	729 (29)	6,374 (1,148)	430 (19)
	May	9,530 (1,978)	1,344 (102)	785 (27)	6,845 (1,361)	458 (17)
	June	9,456 (1,804)	1,418 (116)	743 (24)	6,835 (1,259)	425 (15)
	July	9,108 (1,907)	1,446 (113)	749 (25)	6,630 (1,327)	434 (15)
	August	8,835 (1,566)	1,408 (112)	730 (22)	6,455 (1,104)	412 (11)
	September	8,525 (1,381)	1,317 (99)	714 (21)	6,265 (972)	405 (15)
	October	7,936 (1,325)	1,135 (90)	691 (29)	5,850 (941)	397 (15)
	November	7,296 (1,100)	1,016 (58)	721 (13)	5,375 (807)	430 (8)
	December	6,040 (844)	868 (44)	647 (16)	4,382 (601)	383 (10)
2020	January	6,307 (796)	897 (47)	663 (13)	4,548 (580)	389 (9)
	February	6,831 (1,054)	967 (63)	662 (27)	4,933 (743)	395 (15)
	March	7,239 (1,163)	1,009 (67)	663 (19)	5,227 (810)	398 (11)
	April	7,233 (750)	1,048 (44)	649 (7)	5,232 (517)	381 (6)

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.

April 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Single Family Detached							
Northwest	Sales	18	31	43	105	100	116
	Average	400,250	444,992	416,940	420,089	423,582	433,934
	Median	389,000	432,000	380,000	388,000	388,350	380,000
North Central	Sales	68	139	144	335	415	455
	Average	364,359	353,035	378,054	357,461	358,141	377,648
	Median	378,500	352,000	372,500	350,000	352,000	368,000
Northeast	Sales	24	34	32	97	112	116
	Average	308,479	365,397	317,234	308,152	339,295	320,323
	Median	300,000	316,000	289,000	290,000	311,500	296,500
Central	Sales	6	19	25	62	79	71
	Average	335,833	218,692	345,100	252,948	236,578	331,072
	Median	219,250	210,000	298,000	235,500	220,000	298,000
West	Sales	30	83	67	141	184	216
	Average	441,726	479,517	515,062	518,547	498,919	524,475
	Median	376,750	400,000	411,000	390,000	411,000	436,750
Southwest	Sales	36	100	90	196	267	271
	Average	508,603	590,087	539,079	540,373	569,707	589,383
	Median	445,000	476,625	497,750	475,750	480,000	520,888
Southeast	Sales	69	131	142	293	352	411
	Average	427,065	383,611	401,411	403,395	396,289	395,587
	Median	370,000	370,000	375,000	359,988	370,500	370,000
Anthony Henday	Sales	69	158	126	336	411	386
	Average	470,627	458,234	494,206	479,774	468,160	508,202
	Median	420,500	417,694	458,572	430,000	430,000	455,000
City of Edmonton Total	Sales	320	695	669	1,565	1,920	2,042
	Average	421,568	432,961	438,631	426,747	428,905	447,890
	Median	380,000	393,000	402,000	379,000	390,050	400,000
Condominiums							
Northwest	Sales	7	11	12	29	28	32
	Average	320,986	308,020	190,036	262,402	236,430	243,190
	Median	345,000	303,000	176,200	256,500	216,250	246,250
North Central	Sales	22	55	49	122	166	164
	Average	208,130	195,838	217,782	185,037	196,390	202,333
	Median	197,500	185,000	202,000	184,250	185,000	193,250
Northeast	Sales	9	27	24	62	75	78
	Average	161,333	153,267	180,017	151,411	150,936	167,410
	Median	145,000	155,000	171,000	153,100	156,000	163,750
Central	Sales	29	53	76	124	156	191
	Average	242,957	279,831	296,193	237,637	247,631	276,468
	Median	162,000	246,500	265,500	229,108	230,500	254,000
West	Sales	10	28	28	71	93	117
	Average	167,670	173,518	208,557	184,573	183,419	204,651
	Median	154,500	181,500	197,500	168,000	180,000	194,000
Southwest	Sales	24	57	53	128	154	182
	Average	211,656	257,913	269,028	221,372	256,821	264,593
	Median	191,500	233,000	240,000	198,750	232,500	236,125
Southeast	Sales	9	44	42	96	134	163
	Average	206,111	184,432	221,243	187,168	195,777	220,472
	Median	190,000	181,500	225,400	176,325	194,500	215,000
Anthony Henday	Sales	24	47	45	126	156	164
	Average	230,011	230,007	265,973	245,517	225,984	257,177
	Median	243,500	224,000	260,000	244,500	224,500	246,500
City of Edmonton Total	Sales	134	322	329	758	962	1,091
	Average	219,815	222,402	246,632	210,267	215,455	235,602
	Median	197,500	202,000	226,000	194,450	199,750	215,000

n/a = insufficient data

April 2020

	2020	2019	2018	2017	2016
Edmonton City Monthly					
New Listings	1,396	2,575	2,611	2,391	2,472
Sales	523	1,167	1,145	1,146	1,243
Sales Volume	186,548,415	420,069,039	423,864,414	441,256,618	469,175,810
Edmonton City Year to Date					
New Listings	6,865	8,516	9,061	8,347	8,695
Sales	2,691	3,338	3,619	3,781	3,623
Sales Volume	1,077,607,676	1,182,423,462	1,342,497,499	1,415,655,764	1,336,464,928
Edmonton City Month End Active Inventory					
Residential	5,232	6,374	6,442	5,620	5,650
Commercial	381	430	398	305	295
TOTAL	5,613	6,804	6,840	5,925	5,945
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Edmonton CMA Monthly					
New Listings	2,105	3,939	3,979	3,675	3,865
Sales	801	1,789	1,774	1,681	1,852
Sales Volume	288,725,392	669,878,332	672,743,091	661,149,281	722,490,058
Edmonton CMA Year to Date					
New Listings	10,366	12,973	13,787	12,532	13,385
Sales	4,050	4,966	5,435	5,545	5,304
Sales Volume	1,595,530,429	1,818,570,261	2,055,412,434	2,119,522,359	2,013,445,793
Edmonton CMA Month End Active Inventory					
Residential	7,233	9,002	9,178	7,951	8,209
Rural	1,048	1,234	1,124	1,049	1,160
Commercial	649	729	683	589	566
TOTAL	8,930	10,965	10,985	9,589	9,935
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Total Board Monthly					
New Listings	2,517	4,769	4,694	4,344	4,609
Sales	921	2,014	1,954	1,884	2,061
Sales Volume	317,247,531	732,353,474	725,123,898	718,803,531	777,975,118
Total Board Year to Date					
New Listings	12,201	15,239	16,098	14,796	15,631
Sales	4,573	5,592	6,049	6,243	5,886
Sales Volume	1,718,656,994	1,981,293,402	2,214,177,986	2,313,180,993	2,161,569,638

April 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Barrhead	Sales	3	4	3	10	15	14
	Sales Volume	n/a	n/a	n/a	2,240,000	3,746,000	3,204,500
	Average Price	n/a	n/a	n/a	224,000	249,733	228,893
	Median Price	n/a	n/a	n/a	228,750	220,000	217,500
Beaumont	Sales	17	35	36	74	90	123
	Sales Volume	6,231,000	13,908,340	17,152,800	28,602,950	36,274,390	56,735,956
	Average Price	366,529	397,381	476,467	386,526	403,049	461,268
	Median Price	348,000	390,000	470,500	375,000	392,450	452,500
Bonnyville	Sales	4	6	3	16	19	25
	Sales Volume	n/a	1,001,000	n/a	2,464,200	3,641,000	6,310,733
	Average Price	n/a	166,833	n/a	154,013	191,632	252,429
	Median Price	n/a	139,750	n/a	143,500	186,000	230,000
Cold Lake	Sales	8	32	23	53	81	67
	Sales Volume	2,358,250	8,747,600	5,925,149	14,095,750	22,001,800	17,484,449
	Average Price	294,781	273,363	257,615	265,958	271,627	260,962
	Median Price	284,125	282,500	275,000	273,250	280,000	273,000
Devon	Sales	7	10	15	20	18	29
	Sales Volume	1,975,350	3,482,500	4,789,618	5,392,550	6,117,000	8,600,984
	Average Price	282,193	348,250	319,308	269,628	339,833	296,586
	Median Price	279,350	345,500	342,500	266,850	341,250	291,500
Drayton Valley	Sales	7	11	3	32	28	21
	Sales Volume	1,416,250	3,056,700	n/a	6,983,550	7,302,000	4,672,300
	Average Price	202,321	277,882	n/a	218,236	260,786	222,490
	Median Price	170,000	270,000	n/a	221,000	278,150	267,000
Fort Saskatchewan	SFD Sales	12	31	36	77	78	89
	SFD Average Price	374,033	393,194	398,222	388,382	393,406	413,404
	SFD Median Price	349,950	392,500	404,250	385,000	389,250	403,500
	Condo Sales	1	9	6	11	20	13
	Condo Average Price	n/a	249,333	224,103	230,864	233,570	220,954
	Condo Median Price	n/a	240,000	230,000	246,000	215,000	212,000
	Total Sales Volume	5,834,900	18,907,500	18,961,170	39,573,300	44,621,800	49,944,296
Gibbons	Sales	3	7	3	16	19	8
	Sales Volume	n/a	1,975,400	n/a	4,171,400	5,398,400	2,218,000
	Average Price	n/a	282,200	n/a	260,713	284,126	277,250
	Median Price	n/a	272,500	n/a	266,500	272,500	277,750
Leduc	SFD Sales	16	36	35	81	106	114
	SFD Average Price	375,156	369,875	375,534	383,177	374,917	361,017
	SFD Median Price	385,000	349,700	370,000	370,000	352,250	350,500
	Condo Sales	0	11	8	12	25	21
	Condo Average Price	n/a	257,500	239,375	198,054	216,628	222,303
	Condo Median Price	n/a	235,000	188,750	190,000	217,000	190,000
	Total Sales Volume	6,954,500	19,650,500	19,911,933	39,767,375	53,173,225	54,110,374

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.

April 2020

	2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Morinville						
Sales	11	16	28	28	43	70
Sales Volume	3,000,766	5,287,150	9,065,150	8,253,666	13,033,059	22,499,793
Average Price	272,797	330,447	323,755	294,774	303,094	321,426
Median Price	275,000	331,250	332,500	284,250	293,000	336,250
Sherwood Park						
SFD Sales	38	97	78	197	216	216
SFD Average Price	434,790	462,951	456,958	420,811	452,819	453,096
SFD Median Price	415,500	426,000	430,000	411,000	419,950	426,500
Condo Sales	10	20	17	41	64	68
Condo Average Price	282,730	303,535	276,522	291,226	286,565	282,663
Condo Median Price	267,900	286,900	283,000	277,500	278,750	280,500
Total Sales Volume	20,559,311	54,008,425	43,481,571	98,568,924	122,464,870	126,364,301
Spruce Grove						
SFD Sales	15	41	43	74	104	126
SFD Average Price	380,867	379,818	398,863	355,408	378,994	391,533
SFD Median Price	360,000	367,500	385,000	350,700	362,500	376,450
Condo Sales	3	9	6	13	19	23
Condo Average Price	n/a	231,944	215,917	214,258	236,105	208,865
Condo Median Price	n/a	219,000	216,250	215,000	227,500	199,000
Total Sales Volume	10,007,850	22,654,080	22,493,400	45,313,194	57,865,945	68,585,415
St. Albert						
SFD Sales	29	68	77	142	197	229
SFD Average Price	408,146	517,372	482,128	437,239	481,544	489,960
SFD Median Price	390,000	480,000	456,500	405,500	450,000	455,000
Condo Sales	12	22	21	59	62	76
Condo Average Price	266,523	261,436	282,936	238,631	257,141	290,488
Condo Median Price	204,000	251,000	252,500	210,000	240,250	259,500
Total Sales Volume	15,384,514	42,832,435	44,427,492	81,386,500	118,101,196	137,864,975
St. Paul						
Sales	4	13	8	15	31	28
Sales Volume	n/a	2,865,842	2,041,900	2,808,900	7,037,442	6,772,700
Average Price	n/a	220,449	255,238	187,260	227,014	241,882
Median Price	n/a	211,000	256,250	195,000	230,000	252,000
Stony Plain						
Sales	17	33	37	75	87	91
Sales Volume	6,088,098	10,400,299	12,465,095	23,283,832	26,665,699	29,988,331
Average Price	358,123	315,161	336,894	310,451	306,502	329,542
Median Price	352,000	328,600	326,000	309,899	309,900	326,000
Vegreville						
Sales	2	5	3	20	16	16
Sales Volume	n/a	739,000	n/a	2,800,900	2,961,400	3,248,000
Average Price	n/a	147,800	n/a	140,045	185,088	203,000
Median Price	n/a	120,000	n/a	129,250	157,500	213,500
Westlock						
Sales	3	5	6	13	18	23
Sales Volume	n/a	1,189,500	1,264,500	1,991,637	4,033,150	4,779,700
Average Price	n/a	237,900	210,750	153,203	224,064	207,813
Median Price	n/a	215,500	202,500	165,000	211,750	200,000
Wetaskiwin						
Sales	6	10	17	22	39	45
Sales Volume	1,476,000	1,676,400	3,979,525	4,374,000	7,596,800	9,676,425
Average Price	246,000	167,640	234,090	198,818	194,790	215,032
Median Price	245,500	202,500	221,500	226,000	200,000	208,000

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.

April 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Rural¹ Sales by County							
Athabasca County	Sales	1	3	4	12	11	9
	Sales Volume	n/a	n/a	n/a	2,137,750	2,801,500	1,947,400
Bonnyville M.D.	Sales	6	15	7	28	31	26
	Sales Volume	1,840,000	5,121,000	2,399,000	9,698,400	9,788,400	9,070,900
Lac la Biche County	Sales	0	0	0	0	0	0
	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	5	10	17	31	39	43
	Sales Volume	2,104,400	4,745,500	7,720,475	23,675,550	19,654,300	19,166,988
Parkland County	Sales	16	34	38	76	87	96
	Sales Volume	8,518,708	15,561,389	18,085,819	34,693,093	39,037,639	43,043,116
Smoky Lake County	Sales	0	3	2	7	10	6
	Sales Volume	n/a	n/a	n/a	1,090,000	3,079,650	1,084,900
St. Paul County	Sales	3	8	12	15	23	20
	Sales Volume	n/a	2,329,700	2,220,500	2,810,500	5,026,700	3,279,400
Strathcona County	Sales	10	24	28	64	70	84
	Sales Volume	5,638,730	16,276,800	14,962,000	37,635,130	46,829,670	46,494,900
Sturgeon County	Sales	13	13	8	50	39	34
	Sales Volume	5,746,400	8,789,500	4,819,500	25,965,214	23,334,500	18,619,900
Thorhild County	Sales	6	2	2	11	5	5
	Sales Volume	1,573,202	n/a	n/a	2,850,280	1,368,000	1,229,000
Two Hills County	Sales	0	2	1	2	2	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	1	0	0	1	1	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.

April 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	0	2	0	4	4	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac la Biche County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	1	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	0	1	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	1	0	3	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	1	1	2	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	0	0	1	2	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	0	1	0	1	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	1	0	0	2	0
	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	1	1	0	1	1	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.