

Media Release

Residential Unit Sales Up 8.30% from this time last year.

Edmonton, March 4, 2020: Total residential unit sales in the Edmonton Census Metropolitan Area (CMA) real estate market for February 2020 increased 8.30% compared to February 2019 and increased 32.29% from January 2020. The number of new residential listings is up, increasing 4.21% from February 2019 and increasing 12.20% from January 2020. Overall inventory in the Edmonton CMA fell 7.86% from February of last year but increased 9.56% from January 2020.

For the month of February, single family home unit sales are up 11.11% from February 2019 and up 29.82% from January 2020. Condo unit sales increased 5.97% from February 2019 and increased 52.69% from January 2020.

All residential average prices are down slightly at \$350,852 a 0.88% decrease from February 2019, and are down 0.04% from January 2020. Single family homes sold for an average of \$426,191, a 0.57% year-over-year decrease from February 2019, and a 2.96% increase from January 2020. Condominiums sold for an average of \$212,520, a 4.37% decrease year-over-year, and prices are up 4.00% compared to January 2020. Duplex prices rose 0.19% from February 2019, selling at \$321,892, which was a 4.99% decrease from January 2020.

“The Edmonton market prices remained stable this month and we saw an increase in year-over-year unit sales,” says REALTORS® Association of Edmonton Chair Jennifer Lucas. “We typically see an increase in activity at this time of year as we head into spring. There have been more sales of single family homes and condos than in February of last year while duplexes are down. Single family home pricing decreased 0.57%, duplexes are up 0.19%, and condos are down 4.37% year-over-year.”

Single family homes averaged 71 days on the market, a one-day increase from last year. Condos saw a two-day decrease at 74 days on the market while duplexes averaged 80 days on market, identical to February 2019. Overall, all residential listings averaged 74 days on market, a 1.37% increase 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)	February 2020	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$426,191	2.96%	-0.57%
SFD median ⁴ selling price – month	\$378,000	-1.56%	-3.66%
Condominium average selling price	\$212,520	4.00%	-4.37%
Condominium median selling price	\$200,000	5.96%	-7.08%
All-residential ⁵ average selling price	\$350,852	-0.04%	-0.88%
All-residential median selling price	\$326,100	-2.66%	-2.66%
# residential listings this month	2,501	12.20%	4.21%
# residential sales this month	1,057	32.29%	8.30%
# residential inventory at month end	6,850	9.56%	-7.86%
# Total ⁶ MLS® System sales this month	1,295	32.96%	11.54%
\$ Value Total residential sales this month	385,757,480	32.74%	7.43%
\$ Value of total MLS® System sales – month	449,817,097	30.05%	10.36%
\$ Value of total MLS® System sales - YTD	794,755,568	129.77%	8.47%

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®.

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**5 Year Residential Activity
Edmonton CMA¹
February 2020**

	2020	2019	2018	2017	2016
Single Family Detached					
New Listings / YTD	1,385 / 2,610	1,416 / 2,809	1,477 / 2,809	1,364 / 2,529	1,661 / 3,032
Sales / YTD	640 / 1,131	576 / 1,045	674 / 1,225	719 / 1,225	606 / 1,000
Sales to New Listings Ratio / YTD	46% / 43%	41% / 37%	46% / 44%	53% / 48%	36% / 33%
Sales Volume	272,761,943	246,892,300	297,939,198	308,542,358	254,710,303
Sales Volume YTD	476,089,756	436,261,695	535,010,931	521,615,532	419,723,293
Average Sale Price	426,191	428,632	442,046	429,127	420,314
Average Sale Price YTD	420,946	417,475	436,744	425,809	419,723
Median Sale Price	378,000	392,350	397,750	395,000	402,850
Median Sale Price YTD	380,000	392,500	395,000	394,000	397,500
Average Days on Market / YTD	71 / 72	70 / 74	58 / 62	57 / 61	52 / 56
Median Days on Market / YTD	45 / 52	48 / 59	38 / 46	35 / 43	34 / 41
Average Days on Market (Cum.) / YTD	108 / 110	115 / 117	93 / 98	86 / 90	84 / 88
Median Days on Market (Cum.) / YTD	76 / 85	87 / 92	69 / 75	50 / 64	63 / 67
Condominium					
New Listings / YTD	796 / 1,495	678 / 1,432	854 / 1,749	905 / 1,727	906 / 1,704
Sales / YTD	284 / 469	268 / 482	304 / 568	319 / 547	268 / 512
Sales to New Listings Ratio / YTD	36% / 31%	40% / 34%	36% / 32%	35% / 32%	30% / 30%
Sales Volume	60,355,821	59,559,785	72,355,929	75,342,493	67,024,895
Sales Volume YTD	98,167,940	106,050,984	133,064,205	131,320,187	123,831,432
Average Sale Price	212,520	222,238	238,013	236,183	250,093
Average Sale Price YTD	209,313	220,023	234,268	240,073	241,858
Median Sale Price	200,000	215,250	218,875	225,000	224,000
Median Sale Price YTD	195,000	212,500	215,000	225,000	225,000
Average Days on Market / YTD	74 / 78	76 / 83	74 / 82	74 / 77	57 / 69
Median Days on Market / YTD	60 / 63	54 / 67	55 / 67	45 / 58	40 / 51
Average Days on Market (Cum.) / YTD	121 / 125	127 / 137	120 / 129	122 / 123	87 / 97
Median Days on Market (Cum.) / YTD	97 / 94	95 / 111	99 / 104	93 / 101	70 / 78
Duplex/Rowhouse					
New Listings / YTD	240 / 451	238 / 507	224 / 471	224 / 432	245 / 480
Sales / YTD	104 / 199	114 / 211	119 / 217	125 / 205	96 / 151
Sales to New Listings Ratio / YTD	43% / 44%	48% / 42%	53% / 46%	56% / 47%	39% / 31%
Sales Volume	33,476,721	36,626,842	42,294,934	43,276,504	33,587,768
Sales Volume YTD	65,664,108	67,865,866	76,420,030	71,792,028	51,633,619
Average Sale Price	321,892	321,288	355,420	346,212	349,873
Average Sale Price YTD	329,970	321,639	352,166	350,205	341,944
Median Sale Price	317,500	315,885	337,000	336,926	326,250
Median Sale Price YTD	316,500	315,000	332,800	336,926	327,000
Average Days on Market / YTD	80 / 82	80 / 85	62 / 66	80 / 76	70 / 70
Median Days on Market / YTD	65 / 71	53 / 69	42 / 50	62 / 61	61 / 62
Average Days on Market (Cum.) / YTD	120 / 124	129 / 129	96 / 92	95 / 90	96 / 90
Median Days on Market (Cum.) / YTD	101 / 101	111 / 102	58 / 70	79 / 77	87 / 80
Total Residential²					
New Listings / YTD	2,501 / 4,710	2,400 / 4,922	2,649 / 5,219	2,552 / 4,803	2,886 / 5,362
Sales / YTD	1,057 / 1,853	976 / 1,771	1,108 / 2,048	1,185 / 2,022	983 / 1,686
Sales to New Listings Ratio / YTD	42% / 39%	41% / 36%	42% / 39%	46% / 42%	34% / 31%
Sales Volume	370,850,180	345,471,286	415,629,961	431,675,555	357,682,966
Sales Volume YTD	650,351,099	614,167,104	755,273,866	733,358,147	598,730,844
Average Sale Price	350,852	353,966	375,117	364,283	363,869
Average Sale Price YTD	350,972	346,791	368,786	362,689	355,119
Median Sale Price	326,100	335,000	350,000	345,000	350,100
Median Sale Price YTD	330,000	335,000	343,750	345,000	345,000
Average Days on Market / YTD	74 / 76	73 / 78	64 / 69	64 / 67	56 / 62
Median Days on Market / YTD	50 / 58	50 / 62	42 / 52	41 / 50	38 / 47
Average Days on Market (Cum.) / YTD	115 / 118	121 / 124	102 / 107	97 / 99	87 / 91
Median Days on Market (Cum.) / YTD	86 / 91	93 / 97	75 / 81	69 / 77	69 / 73

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
February 2020**

	2020	2019	2018	2017	2016
Acreage with Home					
New Listings / YTD	187 / 315	128 / 268	150 / 280	149 / 259	161 / 304
Sales / YTD	50 / 84	33 / 65	35 / 72	34 / 77	36 / 60
Sales to New Listings Ratio / YTD	27% / 27%	26% / 24%	23% / 26%	23% / 30%	22% / 20%
Sales Volume	27,831,300	19,852,200	21,460,900	20,687,288	19,097,900
Sales Volume YTD	53,796,450	34,544,350	41,179,149	46,361,988	32,518,700
Average Sale Price	556,626	601,582	613,169	608,450	530,497
Average Sale Price YTD	640,434	531,452	571,933	602,104	541,978
Median Sale Price	537,950	515,000	615,000	570,000	507,500
Median Sale Price YTD	560,000	500,000	497,500	560,000	527,500
Average Days on Market / YTD	101 / 105	114 / 96	99 / 115	75 / 97	100 / 90
Median Days on Market / YTD	71 / 76	95 / 72	65 / 92	33 / 88	62 / 58
Average Days on Market (Cum.) / YTD	176 / 196	174 / 160	168 / 181	159 / 164	157 / 142
Median Days on Market (Cum.) / YTD	163 / 176	148 / 141	128 / 153	92 / 115	116 / 94
Vacant Acreage and Recreational					
New Listings / YTD	37 / 91	44 / 87	53 / 97	33 / 58	50 / 92
Sales / YTD	14 / 27	9 / 18	14 / 27	16 / 27	13 / 21
Sales to New Listings Ratio / YTD	38% / 30%	20% / 21%	26% / 28%	48% / 47%	26% / 23%
Sales Volume	4,236,785	2,506,500	7,962,361	4,032,400	3,172,500
Sales Volume YTD	11,333,099	4,383,500	10,104,361	7,648,775	4,852,700
Average Sale Price	302,628	278,500	568,740	252,025	244,038
Average Sale Price YTD	419,744	243,528	374,236	283,288	231,081
Median Sale Price	316,250	266,500	313,500	207,500	235,000
Median Sale Price YTD	260,000	246,500	190,000	230,000	205,000
Average Days on Market / YTD	316 / 384	132 / 174	168 / 213	170 / 146	163 / 155
Median Days on Market / YTD	247 / 297	90 / 112	144 / 168	150 / 123	134 / 95
Average Days on Market (Cum.) / YTD	318 / 428	168 / 204	238 / 268	347 / 287	271 / 255
Median Days on Market (Cum.) / YTD	247 / 297	111 / 170	150 / 185	150 / 166	139 / 134
Recreational with Home					
New Listings / YTD	2 / 3	3 / 3	0 / 2	1 / 1	0 / 2
Sales / YTD	0 / 0	1 / 1	1 / 1	0 / 0	2 / 2
Sales to New Listings Ratio / YTD	0% / 0%	33% / 33%	0% / 50%	0% / 0%	0% / 100%
Sales Volume	0	159,000	885,000	0	679,000
Sales Volume YTD	0	159,000	885,000	0	679,000
Average Sale Price	0	159,000	885,000	0	339,500
Average Sale Price YTD	0	159,000	885,000	0	339,500
Median Sale Price	0	159,000	885,000	0	339,500
Median Sale Price YTD	0	159,000	885,000	0	339,500
Average Days on Market / YTD	0 / 0	5 / 5	138 / 138	0 / 0	146 / 146
Median Days on Market / YTD	0 / 0	5 / 5	138 / 138	0 / 0	146 / 146
Average Days on Market (Cum.) / YTD	0 / 0	5 / 5	138 / 138	0 / 0	146 / 146
Median Days on Market (Cum.) / YTD	0 / 0	5 / 5	138 / 138	0 / 0	146 / 146
Total Rural²					
New Listings / YTD	226 / 409	175 / 358	203 / 379	183 / 318	211 / 398
Sales / YTD	64 / 111	43 / 84	50 / 100	50 / 104	51 / 83
Sales to New Listings Ratio / YTD	28% / 27%	25% / 23%	25% / 26%	27% / 33%	24% / 21%
Sales Volume	32,068,085	22,517,700	30,308,261	24,719,688	22,949,400
Sales Volume YTD	65,129,549	39,086,850	52,168,510	54,010,763	38,050,400
Average Sale Price	501,064	523,667	606,165	494,394	449,988
Average Sale Price YTD	586,753	465,320	521,685	519,334	458,439
Median Sale Price	466,250	477,700	511,500	464,000	430,000
Median Sale Price YTD	488,000	426,250	448,500	510,000	447,500
Average Days on Market / YTD	148 / 173	115 / 112	119 / 142	106 / 110	118 / 108
Median Days on Market / YTD	76 / 92	90 / 75	85 / 104	91 / 91	73 / 66
Average Days on Market (Cum.) / YTD	207 / 252	169 / 167	187 / 204	219 / 196	185 / 171
Median Days on Market (Cum.) / YTD	176 / 195	139 / 141	137 / 155	108 / 125	134 / 107

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

February 2020

	2020	2019	2018	2017	2016
Land					
New Listings / YTD	10 / 16	12 / 36	12 / 24	11 / 22	14 / 23
Sales / YTD	3 / 3	3 / 7	1 / 2	0 / 3	5 / 5
Sales to New Listings Ratio / YTD	30% / 19%	25% / 19%	8% / 8%	0% / 14%	36% / 22%
Sales Volume	3,340,000	1,484,500	145,000	0	2,777,000
Sales Volume YTD	3,340,000	4,837,299	1,235,000	1,500,000	2,777,000
Average Sale Price	1,113,333	494,833	145,000	0	555,400
Average Sale Price YTD	1,113,333	691,043	617,500	500,000	555,400
Median Sale Price	1,250,000	490,000	145,000	0	550,000
Median Sale Price YTD	1,250,000	599,283	617,500	375,000	550,000
Average Days on Market / YTD	610 / 610	101 / 416	47 / 362	0 / 108	257 / 257
Median Days on Market / YTD	659 / 659	105 / 188	47 / 362	0 / 138	216 / 216
Average Days on Market (Cum.) / YTD	610 / 610	101 / 416	261 / 469	0 / 477	257 / 257
Median Days on Market (Cum.) / YTD	659 / 659	105 / 188	261 / 469	0 / 691	216 / 216
Investment					
New Listings / YTD	28 / 53	27 / 47	37 / 66	22 / 46	25 / 50
Sales / YTD	6 / 11	9 / 13	5 / 10	9 / 14	5 / 7
Sales to New Listings Ratio / YTD	21% / 21%	33% / 28%	14% / 15%	41% / 30%	20% / 14%
Sales Volume	3,657,205	6,802,050	5,353,867	4,928,050	5,540,000
Sales Volume YTD	11,602,205	10,377,050	7,502,367	10,901,350	6,230,000
Average Sale Price	609,534	755,783	1,070,773	547,561	1,108,000
Average Sale Price YTD	1,054,746	798,235	750,237	778,668	890,000
Median Sale Price	373,089	620,000	675,867	332,500	900,000
Median Sale Price YTD	575,000	680,000	513,750	456,000	450,000
Average Days on Market / YTD	227 / 189	182 / 176	202 / 184	105 / 135	168 / 190
Median Days on Market / YTD	285 / 161	153 / 153	55 / 129	64 / 129	158 / 164
Average Days on Market (Cum.) / YTD	244 / 198	201 / 235	280 / 232	196 / 193	181 / 245
Median Days on Market (Cum.) / YTD	285 / 243	153 / 168	55 / 159	131 / 164	158 / 249
Multi Family					
New Listings / YTD	4 / 8	6 / 18	9 / 14	7 / 10	6 / 7
Sales / YTD	1 / 2	0 / 3	1 / 1	3 / 3	1 / 1
Sales to New Listings Ratio / YTD	25% / 25%	0% / 17%	11% / 7%	43% / 30%	17% / 14%
Sales Volume	1,770,000	0	590,000	2,205,500	1,163,000
Sales Volume YTD	2,920,000	2,900,000	590,000	2,205,500	1,163,000
Average Sale Price	1,770,000	0	590,000	735,167	1,163,000
Average Sale Price YTD	1,460,000	966,667	590,000	735,167	1,163,000
Median Sale Price	1,770,000	0	590,000	782,000	1,163,000
Median Sale Price YTD	1,460,000	690,000	590,000	782,000	1,163,000
Average Days on Market / YTD	928 / 646	0 / 128	132 / 132	112 / 112	65 / 65
Median Days on Market / YTD	928 / 646	0 / 135	132 / 132	145 / 145	65 / 65
Average Days on Market (Cum.) / YTD	1587 / 976	0 / 128	132 / 132	112 / 112	65 / 65
Median Days on Market (Cum.) / YTD	1587 / 976	0 / 135	132 / 132	145 / 145	65 / 65
Hotel/Motel					
New Listings / YTD	1 / 2	0 / 0	0 / 1	0 / 0	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

February 2020

	2020	2019	2018	2017	2016
Business					
New Listings / YTD	20 / 39	25 / 50	26 / 53	21 / 43	16 / 40
Sales / YTD	7 / 10	0 / 4	7 / 12	3 / 4	4 / 7
Sales to New Listings Ratio / YTD	35% / 26%	0% / 8%	27% / 23%	14% / 9%	25% / 18%
Sales Volume	1,267,000	0	1,886,000	323,990	950,000
Sales Volume YTD	1,550,800	303,900	2,722,500	423,990	1,355,000
Average Sale Price	181,000	0	269,429	107,997	237,500
Average Sale Price YTD	155,080	75,975	226,875	105,998	193,571
Median Sale Price	160,000	0	95,000	50,000	250,000
Median Sale Price YTD	142,500	78,000	98,500	75,000	155,000
Average Days on Market / YTD	143 / 122	0 / 182	141 / 109	191 / 161	155 / 177
Median Days on Market / YTD	148 / 117	0 / 175	85 / 76	167 / 140	171 / 175
Average Days on Market (Cum.) / YTD	162 / 136	0 / 182	141 / 126	191 / 161	155 / 177
Median Days on Market (Cum.) / YTD	149 / 142	0 / 175	85 / 81	167 / 140	171 / 175
Lease					
New Listings / YTD	24 / 48	34 / 61	31 / 47	15 / 38	29 / 58
Sales / YTD	11 / 15	6 / 13	8 / 15	7 / 12	6 / 11
Sales to New Listings Ratio / YTD	46% / 31%	18% / 21%	26% / 32%	47% / 32%	21% / 19%
Sales Volume	4,724,600	403,281	829,390	1,028,563	382,300
Sales Volume YTD	5,169,165	687,373	1,511,422	2,466,743	1,139,146
Average Sale Price	429,509	67,214	103,674	146,938	63,717
Average Sale Price YTD	344,611	52,875	100,761	205,562	103,559
Median Sale Price	270,084	50,195	81,250	75,000	46,800
Median Sale Price YTD	161,474	34,200	57,600	82,860	60,000
Average Days on Market / YTD	274 / 231	198 / 147	140 / 162	108 / 147	66 / 65
Median Days on Market / YTD	273 / 273	102 / 101	112 / 127	106 / 151	59 / 68
Average Days on Market (Cum.) / YTD	274 / 231	198 / 147	140 / 199	132 / 161	66 / 65
Median Days on Market (Cum.) / YTD	273 / 273	102 / 101	112 / 127	165 / 167	59 / 68
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 1	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	700,000	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	700,000	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	700,000	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 523	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 523	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 523	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 523	0 / 0
Total Commercial²					
New Listings / YTD	87 / 167	104 / 212	115 / 205	75 / 158	89 / 177
Sales / YTD	28 / 41	18 / 40	22 / 40	22 / 37	21 / 31
Sales to New Listings Ratio / YTD	32% / 25%	17% / 19%	19% / 20%	29% / 23%	24% / 18%
Sales Volume	14,758,805	8,689,831	8,804,257	8,486,103	10,812,300
Sales Volume YTD	24,582,170	19,105,622	13,561,289	18,197,583	12,664,146
Average Sale Price	527,100	482,768	400,194	385,732	514,871
Average Sale Price YTD	599,565	477,641	339,032	491,827	408,521
Median Sale Price	340,514	305,000	157,310	303,513	330,000
Median Sale Price YTD	340,000	256,000	174,400	332,500	200,000
Average Days on Market / YTD	290 / 241	174 / 206	150 / 161	118 / 148	153 / 149
Median Days on Market / YTD	273 / 181	116 / 124	106 / 112	119 / 138	145 / 130
Average Days on Market (Cum.) / YTD	322 / 263	184 / 225	177 / 197	163 / 205	156 / 162
Median Days on Market (Cum.) / YTD	273 / 232	116 / 131	112 / 126	154 / 164	145 / 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

February 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	8,293 (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)	785 (27)	6,844 (1,361)	458 (17)
	June	9,455 (1,804)	1,419 (116)	743 (24)	6,834 (1,259)	425 (15)
	July	9,107 (1,907)	1,447 (113)	749 (25)	6,629 (1,327)	434 (15)
	August	8,834 (1,566)	1,409 (112)	730 (22)	6,454 (1,104)	412 (11)
	September	8,524 (1,381)	1,317 (100)	713 (21)	6,264 (972)	404 (15)
	October	7,935 (1,325)	1,135 (90)	689 (30)	5,849 (941)	395 (16)
	November	7,296 (1,100)	1,015 (59)	718 (13)	5,375 (807)	427 (8)
	December	6,039 (844)	867 (44)	644 (16)	4,381 (601)	380 (10)
2020	January	6,305 (796)	896 (47)	660 (13)	4,545 (580)	386 (9)
	February	6,850 (1,057)	965 (64)	657 (28)	4,945 (746)	391 (15)

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.

February 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Single Family Detached							
Northwest	Sales	30	23	26	52	35	44
	Average	432,283	456,315	462,842	414,774	433,479	445,293
	Median	374,250	383,000	387,250	372,500	373,000	379,250
North Central	Sales	94	78	95	173	160	180
	Average	347,086	359,104	372,621	352,780	356,290	374,196
	Median	325,750	355,000	375,000	340,000	352,200	369,950
Northeast	Sales	16	28	28	37	52	52
	Average	300,344	332,946	308,634	300,811	347,829	301,916
	Median	275,500	313,500	289,000	278,000	330,450	285,000
Central	Sales	21	24	16	34	38	30
	Average	266,905	275,797	280,719	254,404	237,661	271,127
	Median	259,500	226,200	246,500	254,250	186,625	242,750
West	Sales	41	42	47	68	65	81
	Average	597,609	489,800	497,801	575,626	485,161	475,367
	Median	402,000	410,000	441,000	398,500	414,000	430,000
Southwest	Sales	71	55	70	112	89	109
	Average	576,540	580,576	622,160	557,883	546,139	620,220
	Median	480,000	495,000	558,000	476,750	472,000	550,000
Southeast	Sales	81	76	82	142	138	157
	Average	408,821	407,784	384,707	397,923	406,047	396,951
	Median	349,900	372,125	366,800	346,100	372,750	368,600
Anthony Henday	Sales	84	80	79	157	150	150
	Average	485,225	487,802	521,248	497,013	477,907	536,253
	Median	422,750	452,500	439,300	435,000	445,000	456,750
City of Edmonton Total	Sales	438	406	443	775	727	803
	Average	445,924	435,877	452,006	436,826	422,502	447,883
	Median	382,125	393,500	400,000	380,000	392,000	395,000
Condominiums							
Northwest	Sales	10	5	9	13	11	14
	Average	200,650	167,880	302,556	200,000	188,400	299,250
	Median	210,000	140,000	295,000	210,000	156,000	292,500
North Central	Sales	35	38	34	57	66	73
	Average	168,836	201,769	196,721	169,497	202,121	187,885
	Median	170,000	184,000	200,750	170,000	200,500	183,000
Northeast	Sales	20	17	20	31	28	32
	Average	147,210	135,012	157,475	144,761	143,432	158,263
	Median	154,100	152,000	162,500	153,200	153,450	156,250
Central	Sales	26	39	29	58	68	64
	Average	257,040	253,028	308,405	241,359	251,715	281,900
	Median	240,500	242,500	276,000	243,500	242,250	243,750
West	Sales	25	18	29	44	35	54
	Average	182,776	198,222	235,297	186,264	202,791	208,485
	Median	160,000	198,000	220,000	167,000	195,000	194,500
Southwest	Sales	36	35	41	64	59	83
	Average	205,415	270,186	253,248	213,412	252,056	260,087
	Median	180,000	235,000	218,000	186,500	235,000	237,250
Southeast	Sales	34	26	45	58	56	75
	Average	186,100	194,690	219,905	180,687	187,219	210,442
	Median	177,625	202,250	210,000	164,350	187,000	202,000
Anthony Henday	Sales	42	38	36	64	74	73
	Average	262,346	225,261	240,799	251,969	225,926	246,111
	Median	251,250	234,000	227,500	247,000	229,500	228,000
City of Edmonton Total	Sales	228	216	243	389	397	468
	Average	205,497	219,057	235,704	203,618	215,911	229,927
	Median	191,900	208,000	214,000	187,500	205,000	209,575

n/a = insufficient data

February 2020

	2020	2019	2018	2017	2016
Edmonton City Monthly					
New Listings	1,865	1,805	1,939	1,884	2,109
Sales	761	720	786	886	742
Sales Volume	273,966,390	258,154,035	294,685,361	319,968,528	271,349,252
Edmonton City Year to Date					
New Listings	3,506	3,659	3,841	3,556	3,915
Sales	1,350	1,311	1,466	1,495	1,280
Sales Volume	485,393,845	457,974,422	538,884,435	543,597,890	451,382,729
Edmonton City Month End Active Inventory					
Residential	4,945	5,245	5,033	4,533	4,888
Commercial	391	387	366	296	284
TOTAL	5,336	5,632	5,399	4,829	5,172
<hr/>					
Edmonton CMA Monthly					
New Listings	2,814	2,679	2,967	2,810	3,186
Sales	1,149	1,037	1,180	1,257	1,055
Sales Volume	417,677,070	376,678,817	454,742,479	464,881,346	391,444,666
Edmonton CMA Year to Date					
New Listings	5,286	5,492	5,803	5,279	5,937
Sales	2,005	1,895	2,188	2,163	1,800
Sales Volume	740,062,818	672,359,576	821,003,665	805,566,493	649,445,390
Edmonton CMA Month End Active Inventory					
Residential	6,850	7,434	7,109	6,374	6,999
Rural	965	951	916	843	954
Commercial	657	681	633	535	553
TOTAL	8,472	9,066	8,658	7,752	8,506
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Total Board Monthly					
New Listings	3,296	3,043	3,441	3,271	3,642
Sales	1,295	1,161	1,304	1,408	1,164
Sales Volume	449,817,097	407,575,916	487,779,899	501,948,366	416,520,825
Total Board Year to Date					
New Listings	6,173	6,323	6,726	6,133	6,826
Sales	2,266	2,145	2,445	2,430	2,004
Sales Volume	794,755,568	732,682,875	882,779,260	872,722,595	698,832,101

February 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Barrhead	Sales	1	0	2	3	4	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,272,000
	Average Price	n/a	n/a	n/a	n/a	n/a	254,400
	Median Price	n/a	n/a	n/a	n/a	n/a	265,000
Beaumont	Sales	24	22	32	39	35	51
	Sales Volume	9,007,550	8,763,750	15,249,380	15,031,450	14,344,000	23,842,180
	Average Price	375,315	398,352	476,543	385,422	409,829	467,494
	Median Price	375,000	381,500	477,500	375,000	407,000	462,500
Bonnyville	Sales	6	4	6	11	9	13
	Sales Volume	831,200	n/a	2,014,000	1,662,700	1,416,000	3,462,000
	Average Price	138,533	n/a	335,667	151,155	157,333	266,308
	Median Price	123,850	n/a	367,500	147,000	170,000	214,000
Cold Lake	Sales	23	12	9	31	31	22
	Sales Volume	6,317,000	2,677,200	2,834,900	8,194,500	8,168,200	5,738,400
	Average Price	274,652	223,100	314,989	264,339	263,490	260,836
	Median Price	280,000	203,750	315,000	265,000	255,000	250,000
Devon	Sales	5	1	4	8	3	11
	Sales Volume	1,357,200	n/a	n/a	2,057,200	n/a	3,061,366
	Average Price	271,440	n/a	n/a	257,150	n/a	278,306
	Median Price	271,700	n/a	n/a	260,850	n/a	263,000
Drayton Valley	Sales	11	8	3	17	12	11
	Sales Volume	2,629,300	2,116,000	n/a	3,778,800	3,325,300	2,538,900
	Average Price	239,027	264,500	n/a	222,282	277,108	230,809
	Median Price	242,500	288,000	n/a	242,500	282,150	287,000
Fort Saskatchewan	SFD Sales	21	13	24	37	23	35
	SFD Average Price	381,257	384,923	460,008	377,081	392,587	444,206
	SFD Median Price	368,500	389,000	433,750	370,000	389,000	412,500
	Condo Sales	6	2	2	8	5	3
	Condo Average Price	254,917	n/a	n/a	253,313	177,100	n/a
	Condo Median Price	263,000	n/a	n/a	248,500	150,000	n/a
Total Sales Volume	11,789,900	7,203,000	15,115,976	20,282,900	12,828,300	21,983,376	
Gibbons	Sales	1	5	3	3	9	4
	Sales Volume	n/a	1,675,000	n/a	n/a	2,607,000	n/a
	Average Price	n/a	335,000	n/a	n/a	289,667	n/a
	Median Price	n/a	390,000	n/a	n/a	241,000	n/a
Leduc	SFD Sales	21	24	27	36	44	47
	SFD Average Price	409,733	351,581	347,270	404,782	365,980	352,006
	SFD Median Price	378,000	335,875	335,000	383,750	350,750	337,500
	Condo Sales	6	7	4	7	9	7
	Condo Average Price	203,692	191,500	n/a	205,307	173,056	182,171
	Condo Median Price	190,000	162,500	n/a	200,000	150,000	181,500
	Total Sales Volume	11,492,050	10,195,850	10,243,488	19,108,300	19,925,000	19,506,000

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.

February 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Morinville	Sales	7	8	12	8	18	21
	Sales Volume	2,065,000	2,305,409	3,532,999	2,345,000	5,196,409	6,676,999
	Average Price	295,000	288,176	294,417	293,125	288,689	317,952
	Median Price	292,500	307,500	311,000	286,250	280,000	350,000
Sherwood Park	SFD Sales	50	36	40	88	75	76
	SFD Average Price	410,493	455,144	440,298	416,998	444,219	441,201
	SFD Median Price	393,250	416,750	427,875	398,000	415,000	423,500
	Condo Sales	11	17	18	17	30	29
	Condo Average Price	284,691	260,424	256,781	287,268	267,762	269,398
	Condo Median Price	286,000	249,900	251,200	287,500	251,500	271,900
	Total Sales Volume	23,656,251	22,291,200	24,347,150	43,079,399	43,580,600	45,322,529
Spruce Grove	SFD Sales	21	20	26	34	33	48
	SFD Average Price	357,552	367,877	393,538	354,201	373,631	383,188
	SFD Median Price	360,000	349,000	359,000	354,500	350,750	345,891
	Condo Sales	4	2	9	6	5	13
	Condo Average Price	n/a	n/a	197,100	216,900	256,700	199,915
	Condo Median Price	n/a	n/a	212,500	186,200	240,000	199,000
	Total Sales Volume	13,428,900	10,879,098	16,768,772	22,249,544	19,546,098	28,295,615
St. Albert	SFD Sales	33	37	50	69	63	95
	SFD Average Price	440,617	476,052	480,249	442,862	465,862	487,538
	SFD Median Price	387,000	416,250	442,700	417,000	416,250	449,000
	Condo Sales	21	18	21	29	27	34
	Condo Average Price	261,519	237,425	276,862	246,355	246,820	288,594
	Condo Median Price	253,900	221,000	248,000	250,000	230,000	253,250
	Total Sales Volume	22,430,270	22,881,576	30,819,537	40,672,771	38,056,966	57,121,302
St. Paul	Sales	5	6	6	10	10	11
	Sales Volume	811,900	1,507,500	1,585,300	1,717,900	2,444,600	2,694,300
	Average Price	162,380	251,250	264,217	171,790	244,460	244,936
	Median Price	195,000	270,500	277,750	137,500	271,000	270,000
Stony Plain	Sales	23	16	13	37	32	34
	Sales Volume	6,577,699	4,784,000	5,023,900	10,752,035	10,026,400	10,990,436
	Average Price	285,987	299,000	386,454	290,596	313,325	323,248
	Median Price	280,000	285,900	408,000	280,000	309,900	323,750
Vegreville	Sales	7	4	2	12	10	4
	Sales Volume	931,400	n/a	n/a	1,862,900	1,912,400	n/a
	Average Price	133,057	n/a	n/a	155,242	191,240	n/a
	Median Price	149,900	n/a	n/a	140,200	175,000	n/a
Westlock	Sales	1	5	5	4	7	10
	Sales Volume	n/a	984,000	790,000	n/a	1,411,500	1,885,500
	Average Price	n/a	196,800	158,000	n/a	201,643	188,550
	Median Price	n/a	205,000	167,000	n/a	207,500	166,000
Wetaskiwin	Sales	5	12	11	12	22	20
	Sales Volume	1,067,000	1,941,000	2,041,400	2,242,000	4,247,400	3,861,900
	Average Price	213,400	161,750	185,582	186,833	193,064	193,095
	Median Price	263,000	158,500	180,000	230,000	194,750	188,000

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.

February 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Rural¹ Sales by County							
Athabasca County	Sales	9	2	1	10	5	3
	Sales Volume	1,432,000	n/a	n/a	1,771,500	1,452,000	n/a
Bonnyville M.D.	Sales	3	7	9	10	12	13
	Sales Volume	n/a	2,065,400	3,001,400	2,847,000	3,688,400	4,573,900
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	8	6	9	18	13	16
	Sales Volume	4,493,100	2,868,500	5,589,113	16,126,350	5,598,400	8,061,113
Parkland County	Sales	30	17	20	43	35	35
	Sales Volume	12,546,585	9,537,000	9,719,148	18,224,885	15,644,750	15,766,897
Smoky Lake County	Sales	0	1	2	3	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	4	7	5	9	13	8
	Sales Volume	n/a	1,438,500	744,900	1,829,500	2,309,000	1,058,900
Strathcona County	Sales	17	9	13	32	19	32
	Sales Volume	10,941,400	4,913,200	8,453,500	20,313,400	9,825,700	18,517,500
Sturgeon County	Sales	9	11	8	18	17	17
	Sales Volume	4,087,000	5,199,000	6,546,500	10,464,914	8,018,000	9,823,000
Thorhild County	Sales	4	1	1	4	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	1	2	0	3
	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 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.

February 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	0	0	1	1	0	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	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	1	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	1	0	0	1	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	1	1	0	2	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	1	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	0	0	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.