

Media Release

MLS® Sales Up and Listings Down to Open 2020

Edmonton, February 3, 2020: Total residential unit sales in the Edmonton Census Metropolitan Area (CMA) real estate market for January 2020 increased 0.50% compared to January 2019 and decreased 5.44% from December 2019. The number of new residential listings is down, decreasing 11.58% from January 2019. Overall inventory in the Edmonton CMA fell 11.76% from January of last year.

For the month of January, single family home unit sales are up 2.52%, and condo unit sales decreased 5.94% from the same period of time last year.

All residential average prices are up slightly at \$351,002 a 3.85% increase from January 2019, and are down 0.75% from December 2019. Single family homes sold for an average of \$413,954, a 2.52% year-over-year increase from January 2019, and a 0.64% increase from December 2019. Condominiums sold for an average of \$204,355, a 5.94% decrease year-over-year, and prices are down 9.95% compared to December 2019. Duplex prices rose 5.21% from January 2019, selling at \$338,815, which was a 4.23% increase from the previous month.

“The Edmonton market prices remained stable this month while we saw an decrease in year-over-year residential listings and sales,” says REALTORS® Association of Edmonton Chair Jennifer Lucas. “There have been slightly more sales than in January of last year, and single family home pricing increased 2.52%, duplexes are up 5.21%, and condos are down 5.94% year-over-year.”

Single family homes averaged 73 days on the market, a five-day decrease from last year. Condos saw a ten-day decrease at 83 days on the market while duplexes averaged 85 days on market, a five-day decrease from January 2019. Overall, all residential listings averaged 79 days on market, a 5.95% decrease year-over-year, and increased by ten days compared to the previous month.

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MLS® System Activity 2019 (for all-residential sales in Edmonton CMA ¹)	January 2019	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$413,954	0.64%	2.52%
SFD median ⁴ selling price – month	\$384,000	3.32%	-2.27%
Condominium average selling price	\$204,355	-9.95%	-5.94%
Condominium median selling price	\$188,750	-8.82%	-8.35%
All-residential ⁵ average selling price	\$351,002	-0.75%	3.85%
All-residential median selling price	\$335,000	1.82%	0.60%
# residential listings this month	2,229	71.59%	-11.58%
# residential sales this month	799	-5.44%	0.50%
# residential inventory at month end	6,252	4.64%	-11.76%
# Total ⁶ MLS® System sales this month	974	-0.92%	-1.02%
\$ Value Total residential sales this month	290,615,719	-4.91%	1.54%
\$ Value of total MLS® System sales – month	345,887,871	-1.24%	6.39%
\$ Value of total MLS® System sales - YTD	345,887,871	-95.20%	6.39%

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
January 2020**

	2020	2019	2018	2017	2016
Single Family Detached					
New Listings / YTD	1,239 / 1,239	1,393 / 1,393	1,331 / 1,331	1,165 / 1,165	1,371 / 1,371
Sales / YTD	493 / 493	469 / 469	551 / 551	506 / 506	394 / 394
Sales to New Listings Ratio / YTD	40% / 40%	34% / 34%	41% / 41%	43% / 43%	29% / 29%
Sales Volume	204,079,313	189,369,395	237,071,733	213,073,174	165,012,990
Sales Volume YTD	204,079,313	189,369,395	237,071,733	213,073,174	165,012,990
Average Sale Price	413,954	403,773	430,257	421,093	418,815
Average Sale Price YTD	413,954	403,773	430,257	421,093	418,815
Median Sale Price	384,000	392,900	390,000	390,000	390,000
Median Sale Price YTD	384,000	392,900	390,000	390,000	390,000
Average Days on Market / YTD	73 / 73	78 / 78	67 / 67	67 / 67	62 / 62
Median Days on Market / YTD	59 / 59	66 / 66	56 / 56	57 / 57	50 / 50
Average Days on Market (Cum.) / YTD	112 / 112	120 / 120	103 / 103	94 / 94	93 / 93
Median Days on Market (Cum.) / YTD	92 / 92	95 / 95	83 / 83	74 / 74	71 / 71
Condominium					
New Listings / YTD	704 / 704	754 / 754	894 / 894	822 / 822	798 / 798
Sales / YTD	186 / 186	214 / 214	264 / 264	228 / 228	244 / 244
Sales to New Listings Ratio / YTD	26% / 26%	28% / 28%	30% / 30%	28% / 28%	31% / 31%
Sales Volume	38,010,019	46,491,199	60,708,276	55,977,694	56,806,537
Sales Volume YTD	38,010,019	46,491,199	60,708,276	55,977,694	56,806,537
Average Sale Price	204,355	217,249	229,956	245,516	232,814
Average Sale Price YTD	204,355	217,249	229,956	245,516	232,814
Median Sale Price	188,750	205,950	208,500	226,500	225,000
Median Sale Price YTD	188,750	205,950	208,500	226,500	225,000
Average Days on Market / YTD	83 / 83	93 / 93	91 / 91	81 / 81	82 / 82
Median Days on Market / YTD	70 / 70	77 / 77	78 / 78	71 / 71	66 / 66
Average Days on Market (Cum.) / YTD	131 / 131	150 / 150	140 / 140	124 / 124	108 / 108
Median Days on Market (Cum.) / YTD	92 / 92	121 / 121	111 / 111	106 / 106	92 / 92
Duplex/Rowhouse					
New Listings / YTD	214 / 214	268 / 268	247 / 247	208 / 208	235 / 235
Sales / YTD	95 / 95	97 / 97	98 / 98	80 / 80	55 / 55
Sales to New Listings Ratio / YTD	44% / 44%	36% / 36%	40% / 40%	38% / 38%	23% / 23%
Sales Volume	32,187,387	31,239,024	34,125,096	28,515,524	18,045,851
Sales Volume YTD	32,187,387	31,239,024	34,125,096	28,515,524	18,045,851
Average Sale Price	338,815	322,052	348,215	356,444	328,106
Average Sale Price YTD	338,815	322,052	348,215	356,444	328,106
Median Sale Price	315,000	315,000	326,500	336,250	327,000
Median Sale Price YTD	315,000	315,000	326,500	336,250	327,000
Average Days on Market / YTD	85 / 85	90 / 90	70 / 70	69 / 69	70 / 70
Median Days on Market / YTD	75 / 75	74 / 74	60 / 60	59 / 59	65 / 65
Average Days on Market (Cum.) / YTD	129 / 129	129 / 129	88 / 88	82 / 82	79 / 79
Median Days on Market (Cum.) / YTD	102 / 102	94 / 94	78 / 78	70 / 70	76 / 76
Total Residential²					
New Listings / YTD	2,229 / 2,229	2,521 / 2,521	2,568 / 2,568	2,251 / 2,251	2,476 / 2,476
Sales / YTD	799 / 799	795 / 795	940 / 940	837 / 837	703 / 703
Sales to New Listings Ratio / YTD	36% / 36%	32% / 32%	37% / 37%	37% / 37%	28% / 28%
Sales Volume	280,450,319	268,695,818	339,643,905	301,682,592	241,047,878
Sales Volume YTD	280,450,319	268,695,818	339,643,905	301,682,592	241,047,878
Average Sale Price	351,002	337,982	361,323	360,433	342,885
Average Sale Price YTD	351,002	337,982	361,323	360,433	342,885
Median Sale Price	335,000	333,000	335,000	347,250	336,000
Median Sale Price YTD	335,000	333,000	335,000	347,250	336,000
Average Days on Market / YTD	79 / 79	84 / 84	75 / 75	72 / 72	70 / 70
Median Days on Market / YTD	63 / 63	71 / 71	61 / 61	60 / 60	56 / 56
Average Days on Market (Cum.) / YTD	121 / 121	129 / 129	113 / 113	101 / 101	97 / 97
Median Days on Market (Cum.) / YTD	93 / 93	101 / 101	90 / 90	83 / 83	78 / 78

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
January 2020**

	2020	2019	2018	2017	2016
Acreage with Home					
New Listings / YTD	129 / 129	139 / 139	130 / 130	110 / 110	143 / 143
Sales / YTD	34 / 34	32 / 32	37 / 37	43 / 43	24 / 24
Sales to New Listings Ratio / YTD	26% / 26%	23% / 23%	28% / 28%	39% / 39%	17% / 17%
Sales Volume	25,965,150	14,692,150	19,718,249	25,674,700	13,420,800
Sales Volume YTD	25,965,150	14,692,150	19,718,249	25,674,700	13,420,800
Average Sale Price	763,681	459,130	532,926	597,086	559,200
Average Sale Price YTD	763,681	459,130	532,926	597,086	559,200
Median Sale Price	581,250	431,500	480,000	550,000	539,500
Median Sale Price YTD	581,250	431,500	480,000	550,000	539,500
Average Days on Market / YTD	112 / 112	79 / 79	131 / 131	115 / 115	75 / 75
Median Days on Market / YTD	99 / 99	67 / 67	111 / 111	98 / 98	51 / 51
Average Days on Market (Cum.) / YTD	224 / 224	144 / 144	194 / 194	168 / 168	121 / 121
Median Days on Market (Cum.) / YTD	200 / 200	138 / 138	176 / 176	126 / 126	69 / 69
Vacant Acreage and Recreational					
New Listings / YTD	55 / 55	43 / 43	44 / 44	25 / 25	42 / 42
Sales / YTD	13 / 13	9 / 9	13 / 13	11 / 11	8 / 8
Sales to New Listings Ratio / YTD	24% / 24%	21% / 21%	30% / 30%	44% / 44%	19% / 19%
Sales Volume	7,096,314	1,877,000	2,142,000	3,616,375	1,680,200
Sales Volume YTD	7,096,314	1,877,000	2,142,000	3,616,375	1,680,200
Average Sale Price	545,870	208,556	164,769	328,761	210,025
Average Sale Price YTD	545,870	208,556	164,769	328,761	210,025
Median Sale Price	190,000	243,000	163,000	290,000	169,350
Median Sale Price YTD	190,000	243,000	163,000	290,000	169,350
Average Days on Market / YTD	457 / 457	216 / 216	261 / 261	110 / 110	142 / 142
Median Days on Market / YTD	418 / 418	209 / 209	199 / 199	65 / 65	93 / 93
Average Days on Market (Cum.) / YTD	547 / 547	240 / 240	301 / 301	200 / 200	229 / 229
Median Days on Market (Cum.) / YTD	418 / 418	223 / 223	247 / 247	214 / 214	101 / 101
Recreational with Home					
New Listings / YTD	2 / 2	0 / 0	2 / 2	0 / 0	2 / 2
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
Total Rural²					
New Listings / YTD	186 / 186	182 / 182	176 / 176	135 / 135	187 / 187
Sales / YTD	47 / 47	41 / 41	50 / 50	54 / 54	32 / 32
Sales to New Listings Ratio / YTD	25% / 25%	23% / 23%	28% / 28%	40% / 40%	17% / 17%
Sales Volume	33,061,464	16,569,150	21,860,249	29,291,075	15,101,000
Sales Volume YTD	33,061,464	16,569,150	21,860,249	29,291,075	15,101,000
Average Sale Price	703,435	404,126	437,205	542,427	471,906
Average Sale Price YTD	703,435	404,126	437,205	542,427	471,906
Median Sale Price	520,000	380,000	421,250	532,500	474,750
Median Sale Price YTD	520,000	380,000	421,250	532,500	474,750
Average Days on Market / YTD	207 / 207	109 / 109	164 / 164	114 / 114	92 / 92
Median Days on Market / YTD	120 / 120	69 / 69	132 / 132	92 / 92	65 / 65
Average Days on Market (Cum.) / YTD	314 / 314	165 / 165	222 / 222	175 / 175	148 / 148
Median Days on Market (Cum.) / YTD	219 / 219	142 / 142	198 / 198	132 / 132	83 / 83

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

January 2020

	2020	2019	2018	2017	2016
Land					
New Listings / YTD	6 / 6	24 / 24	12 / 12	11 / 11	9 / 9
Sales / YTD	0 / 0	4 / 4	1 / 1	3 / 3	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	17% / 17%	8% / 8%	27% / 27%	0% / 0%
Sales Volume	0	3,352,799	1,090,000	1,500,000	0
Sales Volume YTD	0	3,352,799	1,090,000	1,500,000	0
Average Sale Price	0	838,200	1,090,000	500,000	0
Average Sale Price YTD	0	838,200	1,090,000	500,000	0
Median Sale Price	0	898,381	1,090,000	375,000	0
Median Sale Price YTD	0	898,381	1,090,000	375,000	0
Average Days on Market / YTD	0 / 0	653 / 653	676 / 676	108 / 108	0 / 0
Median Days on Market / YTD	0 / 0	843 / 843	676 / 676	138 / 138	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	653 / 653	676 / 676	477 / 477	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	843 / 843	676 / 676	691 / 691	0 / 0
Investment					
New Listings / YTD	25 / 25	20 / 20	29 / 29	24 / 24	25 / 25
Sales / YTD	5 / 5	4 / 4	5 / 5	5 / 5	2 / 2
Sales to New Listings Ratio / YTD	20% / 20%	20% / 20%	17% / 17%	21% / 21%	8% / 8%
Sales Volume	7,945,000	3,575,000	2,148,500	5,973,300	690,000
Sales Volume YTD	7,945,000	3,575,000	2,148,500	5,973,300	690,000
Average Sale Price	1,589,000	893,750	429,700	1,194,660	345,000
Average Sale Price YTD	1,589,000	893,750	429,700	1,194,660	345,000
Median Sale Price	1,600,000	963,500	340,000	512,000	345,000
Median Sale Price YTD	1,600,000	963,500	340,000	512,000	345,000
Average Days on Market / YTD	144 / 144	162 / 162	165 / 165	189 / 189	245 / 245
Median Days on Market / YTD	99 / 99	122 / 122	196 / 196	164 / 164	245 / 245
Average Days on Market (Cum.) / YTD	144 / 144	311 / 311	184 / 184	189 / 189	404 / 404
Median Days on Market (Cum.) / YTD	99 / 99	270 / 270	196 / 196	164 / 164	404 / 404
Multi Family					
New Listings / YTD	4 / 4	12 / 12	5 / 5	3 / 3	1 / 1
Sales / YTD	1 / 1	3 / 3	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	25% / 25%	25% / 25%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	1,150,000	2,900,000	0	0	0
Sales Volume YTD	1,150,000	2,900,000	0	0	0
Average Sale Price	1,150,000	966,667	0	0	0
Average Sale Price YTD	1,150,000	966,667	0	0	0
Median Sale Price	1,150,000	690,000	0	0	0
Median Sale Price YTD	1,150,000	690,000	0	0	0
Average Days on Market / YTD	364 / 364	128 / 128	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	364 / 364	135 / 135	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	364 / 364	128 / 128	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	364 / 364	135 / 135	0 / 0	0 / 0	0 / 0
Hotel/Motel					
New Listings / YTD	1 / 1	0 / 0	1 / 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

January 2020

	2020	2019	2018	2017	2016
Business					
New Listings / YTD	19 / 19	25 / 25	27 / 27	22 / 22	24 / 24
Sales / YTD	3 / 3	4 / 4	5 / 5	1 / 1	3 / 3
Sales to New Listings Ratio / YTD	16% / 16%	16% / 16%	19% / 19%	5% / 5%	13% / 13%
Sales Volume	283,800	303,900	836,500	100,000	405,000
Sales Volume YTD	283,800	303,900	836,500	100,000	405,000
Average Sale Price	94,600	75,975	167,300	100,000	135,000
Average Sale Price YTD	94,600	75,975	167,300	100,000	135,000
Median Sale Price	100,000	78,000	115,000	100,000	155,000
Median Sale Price YTD	100,000	78,000	115,000	100,000	155,000
Average Days on Market / YTD	75 / 75	182 / 182	63 / 63	69 / 69	206 / 206
Median Days on Market / YTD	50 / 50	175 / 175	63 / 63	69 / 69	196 / 196
Average Days on Market (Cum.) / YTD	75 / 75	182 / 182	105 / 105	69 / 69	206 / 206
Median Days on Market (Cum.) / YTD	50 / 50	175 / 175	69 / 69	69 / 69	196 / 196
Lease					
New Listings / YTD	24 / 24	27 / 27	16 / 16	23 / 23	29 / 29
Sales / YTD	4 / 4	7 / 7	7 / 7	5 / 5	5 / 5
Sales to New Listings Ratio / YTD	17% / 17%	26% / 26%	44% / 44%	22% / 22%	17% / 17%
Sales Volume	444,565	284,092	682,032	1,438,180	756,846
Sales Volume YTD	444,565	284,092	682,032	1,438,180	756,846
Average Sale Price	111,141	40,585	97,433	287,636	151,369
Average Sale Price YTD	111,141	40,585	97,433	287,636	151,369
Median Sale Price	117,988	29,400	57,600	90,720	122,400
Median Sale Price YTD	117,988	29,400	57,600	90,720	122,400
Average Days on Market / YTD	112 / 112	104 / 104	188 / 188	201 / 201	63 / 63
Median Days on Market / YTD	117 / 117	101 / 101	198 / 198	230 / 230	68 / 68
Average Days on Market (Cum.) / YTD	112 / 112	104 / 104	266 / 266	201 / 201	63 / 63
Median Days on Market (Cum.) / YTD	117 / 117	101 / 101	198 / 198	230 / 230	68 / 68
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales / YTD	0 / 0	0 / 0	0 / 0	1 / 1	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	700,000	0
Sales Volume YTD	0	0	0	700,000	0
Average Sale Price	0	0	0	700,000	0
Average Sale Price YTD	0	0	0	700,000	0
Median Sale Price	0	0	0	700,000	0
Median Sale Price YTD	0	0	0	700,000	0
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	523 / 523	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	523 / 523	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	523 / 523	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	523 / 523	0 / 0
Total Commercial²					
New Listings / YTD	80 / 80	108 / 108	90 / 90	83 / 83	88 / 88
Sales / YTD	13 / 13	22 / 22	18 / 18	15 / 15	10 / 10
Sales to New Listings Ratio / YTD	16% / 16%	20% / 20%	20% / 20%	18% / 18%	11% / 11%
Sales Volume	9,823,365	10,415,791	4,757,032	9,711,480	1,851,846
Sales Volume YTD	9,823,365	10,415,791	4,757,032	9,711,480	1,851,846
Average Sale Price	755,643	473,445	264,280	647,432	185,185
Average Sale Price YTD	755,643	473,445	264,280	647,432	185,185
Median Sale Price	196,650	115,600	180,900	375,000	153,940
Median Sale Price YTD	196,650	115,600	180,900	375,000	153,940
Average Days on Market / YTD	135 / 135	232 / 232	174 / 174	191 / 191	142 / 142
Median Days on Market / YTD	100 / 100	131 / 131	150 / 150	163 / 163	78 / 78
Average Days on Market (Cum.) / YTD	135 / 135	259 / 259	221 / 221	265 / 265	174 / 174
Median Days on Market (Cum.) / YTD	100 / 100	141 / 141	173 / 173	177 / 177	78 / 78

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

January 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)	1,048 (81)	589 (22)	5,620 (1,126)	305 (20)
	May	8,813 (1,964)	1,187 (121)	588 (31)	6,260 (1,344)	300 (20)
	June	9,017 (1,994)	1,217 (137)	580 (24)	6,434 (1,416)	307 (10)
	July	9,181 (1,740)	1,249 (122)	575 (23)	6,602 (1,223)	304 (19)
	August	9,043 (1,635)	1,250 (113)	592 (10)	6,535 (1,152)	319 (7)
	September	8,742 (1,419)	1,196 (87)	573 (24)	6,364 (1,000)	320 (12)
	October	8,074 (1,420)	1,052 (95)	575 (19)	5,837 (1,033)	322 (11)
	November	7,359 (1,247)	961 (56)	601 (17)	5,319 (936)	341 (10)
	December	6,049 (962)	819 (51)	551 (17)	4,335 (697)	311 (14)
2018	January	6,485 (940)	848 (50)	574 (18)	4,595 (670)	334 (10)
	February	7,107 (1,107)	915 (50)	633 (22)	5,031 (769)	366 (16)
	March	8,343 (1,379)	1,044 (66)	672 (27)	5,845 (987)	386 (20)
	April	9,177 (1,657)	1,123 (91)	683 (26)	6,442 (1,129)	398 (16)
	May	10,290 (1,904)	1,367 (106)	715 (21)	7,294 (1,310)	422 (14)
	June	10,672 (1,801)	1,504 (120)	727 (19)	7,682 (1,255)	435 (8)
	July	10,519 (1,722)	1,526 (121)	721 (28)	7,603 (1,217)	432 (20)
	August	10,043 (1,677)	1,450 (124)	705 (27)	7,293 (1,152)	418 (21)
	September	9,431 (1,312)	1,304 (84)	681 (28)	6,825 (922)	405 (18)
	October	8,735 (1,234)	1,189 (89)	676 (33)	6,310 (853)	396 (23)
	November	8,082 (1,105)	1,054 (70)	685 (14)	5,824 (796)	402 (8)
	December	6,698 (769)	888 (35)	596 (24)	4,771 (566)	340 (15)
2019	January	7,085 (795)	909 (41)	652 (22)	5,012 (575)	376 (16)
	February	7,433 (976)	949 (44)	681 (18)	5,245 (710)	387 (10)
	March	8,291 (1,197)	1,079 (70)	727 (15)	5,814 (849)	418 (11)
	April	8,998 (1,679)	1,232 (81)	729 (29)	6,373 (1,148)	430 (19)
	May	9,526 (1,978)	1,342 (102)	786 (27)	6,844 (1,361)	459 (17)
	June	9,454 (1,803)	1,415 (116)	744 (24)	6,834 (1,259)	426 (15)
	July	9,104 (1,906)	1,443 (113)	749 (25)	6,627 (1,326)	434 (15)
	August	8,826 (1,566)	1,405 (112)	730 (22)	6,449 (1,104)	412 (11)
	September	8,512 (1,380)	1,313 (100)	713 (21)	6,258 (971)	404 (15)
	October	7,908 (1,326)	1,131 (90)	689 (30)	5,832 (942)	395 (16)
	November	7,252 (1,100)	1,007 (59)	715 (13)	5,345 (807)	424 (8)
	December	5,988 (845)	859 (44)	640 (16)	4,347 (602)	376 (10)
2020	January	6,252 (799)	891 (47)	654 (13)	4,508 (581)	382 (9)

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.

January 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Single Family Detached							
Northwest	Sales	22	12	18	22	12	18
	Average	390,898	389,708	419,944	390,898	389,708	419,944
	Median	350,625	347,500	355,000	350,625	347,500	355,000
North Central	Sales	79	82	85	79	82	85
	Average	359,554	353,613	375,957	359,554	353,613	375,957
	Median	363,000	344,450	362,000	363,000	344,450	362,000
Northeast	Sales	21	24	24	21	24	24
	Average	301,167	365,192	294,079	301,167	365,192	294,079
	Median	284,000	335,000	282,250	284,000	335,000	282,250
Central	Sales	13	14	14	13	14	14
	Average	234,212	172,286	260,164	234,212	172,286	260,164
	Median	215,750	146,000	241,000	215,750	146,000	241,000
West	Sales	28	23	34	28	23	34
	Average	536,627	476,689	444,356	536,627	476,689	444,356
	Median	392,000	437,000	393,500	392,000	437,000	393,500
Southwest	Sales	41	34	39	41	34	39
	Average	525,575	490,431	616,737	525,575	490,431	616,737
	Median	455,000	442,429	508,000	455,000	442,429	508,000
Southeast	Sales	61	62	75	61	62	75
	Average	383,452	403,917	410,337	383,452	403,917	410,337
	Median	340,000	372,750	370,000	340,000	372,750	370,000
Anthony Henday	Sales	73	70	71	73	70	71
	Average	510,578	466,599	552,950	510,578	466,599	552,950
	Median	441,750	437,959	468,888	441,750	437,959	468,888
City of Edmonton Total	Sales	338	321	360	338	321	360
	Average	424,884	405,585	442,808	424,884	405,585	442,808
	Median	378,350	387,500	393,250	378,350	387,500	393,250
Condominiums							
Northwest	Sales	3	6	5	3	6	5
	Average	n/a	205,500	293,300	n/a	205,500	293,300
	Median	n/a	165,500	280,000	n/a	165,500	280,000
North Central	Sales	22	28	39	22	28	39
	Average	170,550	202,598	180,181	170,550	202,598	180,181
	Median	160,500	220,000	178,000	160,500	220,000	178,000
Northeast	Sales	11	11	12	11	11	12
	Average	140,309	156,445	159,575	140,309	156,445	159,575
	Median	151,500	154,900	150,000	151,500	154,900	150,000
Central	Sales	32	29	35	32	29	35
	Average	228,617	249,948	259,939	228,617	249,948	259,939
	Median	250,000	239,000	195,000	250,000	239,000	195,000
West	Sales	19	17	25	19	17	25
	Average	190,853	207,629	177,384	190,853	207,629	177,384
	Median	174,000	181,000	162,000	174,000	181,000	162,000
Southwest	Sales	28	24	42	28	24	42
	Average	223,693	225,617	266,762	223,693	225,617	266,762
	Median	201,250	206,500	253,750	201,250	206,500	253,750
Southeast	Sales	24	30	30	24	30	30
	Average	173,018	180,743	196,248	173,018	180,743	196,248
	Median	151,500	175,500	172,125	151,500	175,500	172,125
Anthony Henday	Sales	22	36	37	22	36	37
	Average	232,159	226,628	251,279	232,159	226,628	251,279
	Median	229,000	226,000	230,000	229,000	226,000	230,000
City of Edmonton Total	Sales	161	181	225	161	181	225
	Average	200,958	212,158	223,687	200,958	212,158	223,687
	Median	182,000	197,500	205,000	182,000	197,500	205,000

n/a = insufficient data

January 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Barrhead	Sales	2	4	3	2	4	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
	Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Median Price	n/a	n/a	n/a	n/a	n/a	n/a
Beaumont	Sales	15	13	19	15	13	19
	Sales Volume	6,023,900	5,580,250	8,592,800	6,023,900	5,580,250	8,592,800
	Average Price	401,593	429,250	452,253	401,593	429,250	452,253
	Median Price	384,000	430,000	450,000	384,000	430,000	450,000
Bonnyville	Sales	5	5	7	5	5	7
	Sales Volume	831,500	677,000	1,448,000	831,500	677,000	1,448,000
	Average Price	166,300	135,400	206,857	166,300	135,400	206,857
	Median Price	213,000	186,000	214,000	213,000	186,000	214,000
Cold Lake	Sales	8	19	13	8	19	13
	Sales Volume	1,877,500	5,491,000	2,903,500	1,877,500	5,491,000	2,903,500
	Average Price	234,688	289,000	223,346	234,688	289,000	223,346
	Median Price	191,750	310,000	227,500	191,750	310,000	227,500
Devon	Sales	3	2	7	3	2	7
	Sales Volume	n/a	n/a	1,765,500	n/a	n/a	1,765,500
	Average Price	n/a	n/a	252,214	n/a	n/a	252,214
	Median Price	n/a	n/a	251,500	n/a	n/a	251,500
Drayton Valley	Sales	6	4	8	6	4	8
	Sales Volume	1,149,500	n/a	1,754,000	1,149,500	n/a	1,754,000
	Average Price	191,583	n/a	219,250	191,583	n/a	219,250
	Median Price	231,000	n/a	226,000	231,000	n/a	226,000
Fort Saskatchewan	SFD Sales	17	10	11	17	10	11
	SFD Average Price	371,300	402,550	409,727	371,300	402,550	409,727
	SFD Median Price	370,000	383,750	372,000	370,000	383,750	372,000
	Condo Sales	2	3	1	2	3	1
	Condo Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Condo Median Price	n/a	n/a	n/a	n/a	n/a	n/a
Gibbons	Sales	2	4	1	2	4	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
	Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Median Price	n/a	n/a	n/a	n/a	n/a	n/a
Leduc	SFD Sales	15	20	20	15	20	20
	SFD Average Price	397,850	383,258	358,400	397,850	383,258	358,400
	SFD Median Price	400,000	364,750	362,500	400,000	364,750	362,500
	Condo Sales	1	2	3	1	2	3
	Condo Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Condo Median Price	n/a	n/a	n/a	n/a	n/a	n/a
Total Sales Volume	7,616,250	9,729,150	9,262,512	7,616,250	9,729,150	9,262,512	

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.

January 2020

	2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Morinville						
Sales	1	10	9	1	10	9
Sales Volume	n/a	2,891,000	3,144,000	n/a	2,891,000	3,144,000
Average Price	n/a	289,100	349,333	n/a	289,100	349,333
Median Price	n/a	280,000	360,000	n/a	280,000	360,000
Sherwood Park						
SFD Sales	38	39	36	38	39	36
SFD Average Price	425,558	434,135	442,205	425,558	434,135	442,205
SFD Median Price	416,000	410,000	419,750	416,000	410,000	419,750
Condo Sales	6	13	11	6	13	11
Condo Average Price	291,991	277,358	290,045	291,991	277,358	290,045
Condo Median Price	292,500	255,000	299,250	292,500	255,000	299,250
Total Sales Volume	19,423,148	21,289,400	20,975,379	19,423,148	21,289,400	20,975,379
Spruce Grove						
SFD Sales	13	13	22	13	13	22
SFD Average Price	348,786	382,485	370,956	348,786	382,485	370,956
SFD Median Price	345,000	378,000	324,569	345,000	378,000	324,569
Condo Sales	3	3	4	3	3	4
Condo Average Price	n/a	n/a	n/a	n/a	n/a	n/a
Condo Median Price	n/a	n/a	n/a	n/a	n/a	n/a
Total Sales Volume	9,018,544	8,667,000	11,526,843	9,018,544	8,667,000	11,526,843
St. Albert						
SFD Sales	36	26	45	36	26	45
SFD Average Price	444,919	451,360	495,637	444,919	451,360	495,637
SFD Median Price	419,750	414,625	450,000	419,750	414,625	450,000
Condo Sales	8	9	13	8	9	13
Condo Average Price	206,550	265,611	307,547	206,550	265,611	307,547
Condo Median Price	194,325	240,500	258,500	194,325	240,500	258,500
Total Sales Volume	18,242,501	15,175,390	26,301,765	18,242,501	15,175,390	26,301,765
St. Paul						
Sales	5	4	5	5	4	5
Sales Volume	906,000	n/a	1,109,000	906,000	n/a	1,109,000
Average Price	181,200	n/a	221,800	181,200	n/a	221,800
Median Price	80,000	n/a	259,000	80,000	n/a	259,000
Stony Plain						
Sales	14	16	21	14	16	21
Sales Volume	4,174,336	5,242,400	5,966,536	4,174,336	5,242,400	5,966,536
Average Price	298,167	327,650	284,121	298,167	327,650	284,121
Median Price	283,750	330,500	315,000	283,750	330,500	315,000
Vegreville						
Sales	5	6	2	5	6	2
Sales Volume	931,500	1,439,400	n/a	931,500	1,439,400	n/a
Average Price	186,300	239,900	n/a	186,300	239,900	n/a
Median Price	130,500	262,500	n/a	130,500	262,500	n/a
Westlock						
Sales	3	2	5	3	2	5
Sales Volume	n/a	n/a	1,095,500	n/a	n/a	1,095,500
Average Price	n/a	n/a	219,100	n/a	n/a	219,100
Median Price	n/a	n/a	165,000	n/a	n/a	165,000
Wetaskiwin						
Sales	7	10	9	7	10	9
Sales Volume	1,175,000	2,306,400	1,820,500	1,175,000	2,306,400	1,820,500
Average Price	167,857	230,640	202,278	167,857	230,640	202,278
Median Price	230,000	230,700	190,000	230,000	230,700	190,000

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.

January 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Rural¹ Sales by County							
Athabasca County	Sales	1	3	2	1	3	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	7	5	4	7	5	4
	Sales Volume	1,564,000	1,623,000	n/a	1,564,000	1,623,000	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	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	10	7	7	10	7	7
	Sales Volume	11,633,250	2,729,900	2,472,000	11,633,250	2,729,900	2,472,000
Parkland County	Sales	13	18	15	13	18	15
	Sales Volume	5,678,300	6,107,750	6,047,749	5,678,300	6,107,750	6,047,749
Smoky Lake County	Sales	3	1	0	3	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	5	6	3	5	6	3
	Sales Volume	800,500	870,500	n/a	800,500	870,500	n/a
Strathcona County	Sales	15	10	19	15	10	19
	Sales Volume	9,372,000	4,912,500	10,064,000	9,372,000	4,912,500	10,064,000
Sturgeon County	Sales	9	6	9	9	6	9
	Sales Volume	6,377,914	2,819,000	3,276,500	6,377,914	2,819,000	3,276,500
Thorhild County	Sales	0	1	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	2	0	2	2	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	1	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.

January 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	1	0	1	1	0	1
	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	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	0	0	1	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	1	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	1	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	0	0	0	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.