

Media Release

Residential Unit Sales Down 2.6% from this time last year.

Edmonton, April 2, 2020: Total residential unit sales in the Edmonton Census Metropolitan Area (CMA) real estate market for March 2020 decreased 2.59% compared to March 2019 and increased 10.31% from February 2020. The number of new residential listings is down year over year, decreasing 14.01% from March 2019. New residential listings are up month over month, increasing 7.72% from February 2020. Overall inventory in the Edmonton CMA fell 12.66% from March of last year but increased 5.75% from February 2020.

For the month of March, single family home unit sales are down 2.02% from March 2019 and up 13.59% from February 2020. Condo unit sales decreased 2.04% from March 2019 and increased 1.41% from February 2020.

All residential average prices are down to \$343,951, a 3.78% decrease from March 2019, and down 1.97% from February 2020. Single family homes sold for an average of \$404,344, a 4.64% year-over-year decrease from March 2019, and a 5.13% decrease from February 2020. Condominiums sold for an average of \$218,613, a 2.50% increase year-over-year, and prices are up 2.87% compared to February 2020. Duplex prices dropped 6.28% from March 2019, selling at \$313,443, which was a 2.62% decrease from February 2020.

“The Edmonton market prices have declined in March and we saw a slight decrease in year-over-year unit sales,” says REALTORS® Association of Edmonton Chair Jennifer Lucas. “Of course, with the outbreak of a global pandemic and a hard hit to Alberta’s oil and gas sector, this type of market slowing is not surprising. There have been less sales of single family homes, condos and duplexes than in March of last year. Single family home pricing decreased 4.64%, duplexes are down 6.28%, and condos are up 2.50% year-over-year.”

Single family homes averaged 54 days on the market, a six-day decrease from last year. Condos saw an eleven-day decrease at 66 days on the market while duplexes averaged 68 days on market, a three-day increase compared to March 2019. Overall, all residential listings averaged 60 days on market, a 9.09% decrease year-over-year, and decreased by fourteen days compared to the previous month.

Please be advised, due to the global pandemic, the REALTORS® Association of Edmonton will not be hosting a press conference for our quarterly update. We will be taking inquiries through email or by phone. Thank you for your understanding.

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

MLS® System Activity 2020 (for all-residential sales in Edmonton CMA ¹)	March 2020	M/M % Change	Y/Y % Change
SFD ² average ³ selling price – month	\$404,344	-5.13%	-4.64%
SFD median ⁴ selling price – month	\$377,000	-0.26%	-3.32%
Condominium average selling price	\$218,613	2.87%	2.50%
Condominium median selling price	\$204,750	2.38%	4.20%
All-residential ⁵ average selling price	\$343,951	-1.97%	-3.78%
All-residential median selling price	\$335,750	2.96%	-1.25%
# residential listings this month	2,694	7.72%	-14.01%
# residential sales this month	1,166	10.31%	-2.59%
# residential inventory at month end	7,244	5.75%	-12.66%
# Total ⁶ MLS® System sales this month	1,395	7.72%	-2.65%
\$ Value Total residential sales this month	415,153,457	7.62%	-7.00%
\$ Value of total MLS® System sales – month	609,748,518	35.55%	18.11%
\$ Value of total MLS® System sales - YTD	1,404,118,963	76.67%	12.42%

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
March 2020

	2020	2019	2018	2017	2016
Single Family Detached					
New Listings / YTD	1,518 / 4,103	1,865 / 4,674	2,033 / 4,842	1,821 / 4,350	1,871 / 4,903
Sales / YTD	727 / 1,858	742 / 1,787	851 / 2,076	950 / 2,175	988 / 1,988
Sales to New Listings Ratio / YTD	48% / 45%	40% / 38%	42% / 43%	52% / 50%	53% / 41%
Sales Volume	293,957,977	314,623,986	379,499,554	418,186,709	434,393,037
Sales Volume YTD	770,130,233	750,885,681	914,510,485	939,802,241	854,116,330
Average Sale Price	404,344	424,022	445,945	440,197	439,669
Average Sale Price YTD	414,494	420,193	440,516	432,093	429,636
Median Sale Price	377,000	389,950	399,500	400,750	405,000
Median Sale Price YTD	379,000	390,000	395,944	395,000	402,000
Average Days on Market / YTD	54 / 65	60 / 68	50 / 57	48 / 55	48 / 52
Median Days on Market / YTD	33 / 43	40 / 50	32 / 39	28 / 35	35 / 38
Average Days on Market (Cum.) / YTD	90 / 102	99 / 109	82 / 91	71 / 81	76 / 82
Median Days on Market (Cum.) / YTD	47 / 72	57 / 81	41 / 57	32 / 45	43 / 53
Condominium					
New Listings / YTD	805 / 2,289	880 / 2,312	1,153 / 2,902	1,058 / 2,785	957 / 2,661
Sales / YTD	288 / 756	294 / 776	360 / 928	418 / 965	374 / 886
Sales to New Listings Ratio / YTD	36% / 33%	33% / 34%	31% / 32%	40% / 35%	39% / 33%
Sales Volume	62,960,634	62,702,373	85,940,624	102,674,214	94,317,459
Sales Volume YTD	160,908,074	168,753,357	219,004,829	233,994,401	218,148,891
Average Sale Price	218,613	213,273	238,724	245,632	252,186
Average Sale Price YTD	212,841	217,466	235,997	242,481	246,218
Median Sale Price	204,750	196,500	220,500	220,000	235,500
Median Sale Price YTD	200,000	205,250	215,250	223,049	229,900
Average Days on Market / YTD	66 / 73	77 / 81	71 / 78	66 / 72	58 / 64
Median Days on Market / YTD	46 / 54	53 / 60	49 / 56	47 / 52	43 / 48
Average Days on Market (Cum.) / YTD	116 / 122	119 / 130	112 / 122	99 / 113	94 / 96
Median Days on Market (Cum.) / YTD	64 / 86	92 / 102	70 / 97	65 / 87	56 / 69
Duplex/Rowhouse					
New Listings / YTD	306 / 748	307 / 814	313 / 784	254 / 686	304 / 784
Sales / YTD	132 / 331	138 / 349	143 / 360	157 / 362	161 / 312
Sales to New Listings Ratio / YTD	43% / 44%	45% / 43%	46% / 46%	62% / 53%	53% / 40%
Sales Volume	41,374,496	46,154,656	50,127,576	54,901,885	54,440,759
Sales Volume YTD	107,038,604	114,020,522	126,547,606	126,693,913	106,074,378
Average Sale Price	313,443	334,454	350,542	349,694	338,141
Average Sale Price YTD	323,379	326,706	351,521	349,983	339,982
Median Sale Price	312,090	322,750	336,900	330,204	338,000
Median Sale Price YTD	315,000	319,260	334,571	335,000	332,701
Average Days on Market / YTD	68 / 76	65 / 77	57 / 62	60 / 69	60 / 65
Median Days on Market / YTD	48 / 61	40 / 58	40 / 46	43 / 51	48 / 53
Average Days on Market (Cum.) / YTD	117 / 122	106 / 120	79 / 87	77 / 85	73 / 81
Median Days on Market (Cum.) / YTD	76 / 93	57 / 93	49 / 62	49 / 61	50 / 60
Total Residential²					
New Listings / YTD	2,694 / 7,358	3,133 / 8,055	3,594 / 8,813	3,217 / 8,020	3,237 / 8,599
Sales / YTD	1,166 / 3,018	1,197 / 2,968	1,380 / 3,428	1,558 / 3,580	1,549 / 3,235
Sales to New Listings Ratio / YTD	43% / 41%	38% / 37%	38% / 39%	48% / 45%	48% / 38%
Sales Volume	401,046,307	427,882,565	520,460,754	581,451,291	588,730,355
Sales Volume YTD	1,051,259,406	1,042,049,669	1,275,734,620	1,314,809,438	1,187,461,199
Average Sale Price	343,951	357,462	377,145	373,204	380,071
Average Sale Price YTD	348,330	351,095	372,151	367,265	367,067
Median Sale Price	335,750	340,000	351,250	350,690	360,000
Median Sale Price YTD	331,500	336,875	348,000	348,967	351,750
Average Days on Market / YTD	60 / 70	66 / 73	57 / 64	56 / 62	52 / 57
Median Days on Market / YTD	39 / 49	44 / 54	37 / 45	35 / 42	38 / 42
Average Days on Market (Cum.) / YTD	101 / 111	106 / 117	90 / 100	82 / 92	80 / 86
Median Days on Market (Cum.) / YTD	55 / 79	63 / 88	51 / 69	43 / 58	47 / 58

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
March 2020**

	2020	2019	2018	2017	2016
Acreage with Home					
New Listings / YTD	200 / 511	239 / 507	206 / 486	199 / 458	212 / 516
Sales / YTD	59 / 143	59 / 124	48 / 120	81 / 158	63 / 123
Sales to New Listings Ratio / YTD	30% / 28%	25% / 24%	23% / 25%	41% / 34%	30% / 24%
Sales Volume	33,096,300	40,442,070	23,759,800	49,675,274	39,324,699
Sales Volume YTD	86,892,750	74,986,420	64,938,949	96,037,262	71,843,399
Average Sale Price	560,954	685,459	494,996	613,275	624,202
Average Sale Price YTD	607,642	604,729	541,158	607,831	584,093
Median Sale Price	530,000	537,000	473,000	593,000	590,000
Median Sale Price YTD	537,000	512,500	492,500	562,500	562,500
Average Days on Market / YTD	92 / 100	81 / 89	74 / 99	94 / 96	71 / 80
Median Days on Market / YTD	50 / 71	52 / 64	41 / 62	50 / 67	50 / 51
Average Days on Market (Cum.) / YTD	182 / 190	151 / 156	114 / 154	152 / 158	119 / 130
Median Days on Market (Cum.) / YTD	100 / 150	87 / 135	57 / 134	93 / 112	55 / 74
Vacant Acreage and Recreational					
New Listings / YTD	59 / 150	58 / 145	84 / 181	52 / 110	46 / 138
Sales / YTD	8 / 35	10 / 28	17 / 44	32 / 59	12 / 33
Sales to New Listings Ratio / YTD	14% / 23%	17% / 19%	20% / 24%	62% / 54%	26% / 24%
Sales Volume	2,377,400	3,700,000	5,523,800	8,934,000	2,520,000
Sales Volume YTD	13,710,499	8,083,500	15,628,161	16,582,775	7,372,700
Average Sale Price	297,175	370,000	324,929	279,188	210,000
Average Sale Price YTD	391,729	288,696	355,185	281,064	223,415
Median Sale Price	221,500	330,000	315,000	206,250	174,250
Median Sale Price YTD	260,000	260,750	221,000	210,000	200,000
Average Days on Market / YTD	81 / 315	244 / 199	124 / 179	208 / 180	199 / 171
Median Days on Market / YTD	47 / 197	182 / 134	85 / 138	133 / 126	174 / 126
Average Days on Market (Cum.) / YTD	81 / 349	426 / 283	165 / 228	321 / 305	350 / 290
Median Days on Market (Cum.) / YTD	47 / 222	519 / 216	112 / 160	211 / 206	228 / 164
Recreational with Home					
New Listings / YTD	1 / 4	1 / 4	2 / 4	1 / 2	6 / 8
Sales / YTD	0 / 0	1 / 2	1 / 2	2 / 2	0 / 2
Sales to New Listings Ratio / YTD	0% / 0%	100% / 50%	50% / 50%	200% / 100%	0% / 25%
Sales Volume	0	254,000	285,000	690,000	0
Sales Volume YTD	0	413,000	1,170,000	690,000	679,000
Average Sale Price	0	254,000	285,000	345,000	0
Average Sale Price YTD	0	206,500	585,000	345,000	339,500
Median Sale Price	0	254,000	285,000	345,000	0
Median Sale Price YTD	0	206,500	585,000	345,000	339,500
Average Days on Market / YTD	0 / 0	215 / 110	112 / 125	146 / 146	0 / 146
Median Days on Market / YTD	0 / 0	215 / 110	112 / 125	146 / 146	0 / 146
Average Days on Market (Cum.) / YTD	0 / 0	338 / 172	112 / 125	146 / 146	0 / 146
Median Days on Market (Cum.) / YTD	0 / 0	338 / 172	112 / 125	146 / 146	0 / 146
Total Rural²					
New Listings / YTD	260 / 665	298 / 656	292 / 671	252 / 570	264 / 662
Sales / YTD	67 / 178	70 / 154	66 / 166	115 / 219	75 / 158
Sales to New Listings Ratio / YTD	26% / 27%	23% / 23%	23% / 25%	46% / 38%	28% / 24%
Sales Volume	35,473,700	44,396,070	29,568,600	59,299,274	41,844,699
Sales Volume YTD	100,603,249	83,482,920	81,737,110	113,310,037	79,895,099
Average Sale Price	529,458	634,230	448,009	515,646	557,929
Average Sale Price YTD	565,187	542,097	492,392	517,397	505,665
Median Sale Price	505,000	497,500	432,500	511,000	562,500
Median Sale Price YTD	496,250	463,750	444,500	510,000	504,000
Average Days on Market / YTD	90 / 142	106 / 109	88 / 120	127 / 119	92 / 100
Median Days on Market / YTD	50 / 78	64 / 68	50 / 85	66 / 83	53 / 58
Average Days on Market (Cum.) / YTD	170 / 221	193 / 179	127 / 174	199 / 197	156 / 164
Median Days on Market (Cum.) / YTD	96 / 161	124 / 138	68 / 138	126 / 126	63 / 91

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

March 2020

	2020	2019	2018	2017	2016
Land					
New Listings / YTD	8 / 24	21 / 57	6 / 30	16 / 38	9 / 32
Sales / YTD	4 / 7	0 / 7	1 / 3	2 / 5	3 / 8
Sales to New Listings Ratio / YTD	50% / 29%	0% / 12%	17% / 10%	13% / 13%	33% / 25%
Sales Volume	1,939,000	0	2,030,000	2,200,000	1,625,000
Sales Volume YTD	5,279,000	4,837,299	3,265,000	3,700,000	4,402,000
Average Sale Price	484,750	0	2,030,000	1,100,000	541,667
Average Sale Price YTD	754,143	691,043	1,088,333	740,000	550,250
Median Sale Price	425,000	0	2,030,000	1,100,000	425,000
Median Sale Price YTD	690,000	599,283	1,090,000	800,000	487,500
Average Days on Market / YTD	245 / 402	0 / 416	218 / 314	134 / 118	298 / 272
Median Days on Market / YTD	217 / 220	0 / 188	218 / 218	134 / 138	174 / 195
Average Days on Market (Cum.) / YTD	245 / 402	0 / 416	218 / 385	134 / 340	298 / 272
Median Days on Market (Cum.) / YTD	217 / 220	0 / 188	218 / 261	134 / 208	174 / 195
Investment					
New Listings / YTD	26 / 79	15 / 62	44 / 110	22 / 68	27 / 77
Sales / YTD	3 / 14	2 / 15	6 / 16	13 / 27	6 / 13
Sales to New Listings Ratio / YTD	12% / 18%	13% / 24%	14% / 15%	59% / 40%	22% / 17%
Sales Volume	3,209,300	1,865,000	2,925,360	6,256,850	3,667,900
Sales Volume YTD	14,811,505	12,242,050	10,427,727	17,158,200	9,897,900
Average Sale Price	1,069,767	932,500	487,560	481,296	611,317
Average Sale Price YTD	1,057,965	816,137	651,733	635,489	761,377
Median Sale Price	1,014,300	932,500	470,500	365,000	494,000
Median Sale Price YTD	722,500	747,050	506,250	396,000	450,000
Average Days on Market / YTD	222 / 196	110 / 167	207 / 193	120 / 127	187 / 188
Median Days on Market / YTD	37 / 151	110 / 120	152 / 152	91 / 114	123 / 158
Average Days on Market (Cum.) / YTD	222 / 203	110 / 218	207 / 223	141 / 168	229 / 237
Median Days on Market (Cum.) / YTD	37 / 202	110 / 153	152 / 152	114 / 149	140 / 158
Multi Family					
New Listings / YTD	4 / 12	8 / 26	8 / 22	8 / 18	6 / 13
Sales / YTD	1 / 3	0 / 3	4 / 5	1 / 4	2 / 3
Sales to New Listings Ratio / YTD	25% / 25%	0% / 12%	50% / 23%	13% / 22%	33% / 23%
Sales Volume	123,200,000	0	5,465,600	1,305,000	1,657,000
Sales Volume YTD	126,120,000	2,900,000	6,055,600	3,510,500	2,820,000
Average Sale Price	123,200,000	0	1,366,400	1,305,000	828,500
Average Sale Price YTD	42,040,000	966,667	1,211,120	877,625	940,000
Median Sale Price	123,200,000	0	801,000	1,305,000	828,500
Median Sale Price YTD	1,770,000	690,000	727,000	805,250	885,000
Average Days on Market / YTD	169 / 487	0 / 128	125 / 126	112 / 112	115 / 98
Median Days on Market / YTD	169 / 364	0 / 135	49 / 49	112 / 129	115 / 65
Average Days on Market (Cum.) / YTD	169 / 707	0 / 128	125 / 126	112 / 112	115 / 98
Median Days on Market (Cum.) / YTD	169 / 364	0 / 135	49 / 49	112 / 129	115 / 65
Hotel/Motel					
New Listings / YTD	0 / 2	0 / 0	0 / 1	1 / 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

March 2020

	2020	2019	2018	2017	2016
Business					
New Listings / YTD	29 / 68	40 / 90	35 / 88	18 / 61	16 / 56
Sales / YTD	6 / 16	6 / 10	4 / 16	7 / 11	5 / 12
Sales to New Listings Ratio / YTD	21% / 24%	15% / 11%	11% / 18%	39% / 18%	31% / 21%
Sales Volume	1,413,500	1,684,250	408,800	1,607,500	1,554,000
Sales Volume YTD	2,964,300	1,988,150	3,131,300	2,031,490	2,909,000
Average Sale Price	235,583	280,708	102,200	229,643	310,800
Average Sale Price YTD	185,269	198,815	195,706	184,681	242,417
Median Sale Price	147,500	219,000	96,900	140,000	300,000
Median Sale Price YTD	142,500	109,000	98,500	112,500	215,000
Average Days on Market / YTD	111 / 118	381 / 302	125 / 113	241 / 211	131 / 158
Median Days on Market / YTD	102 / 102	315 / 215	146 / 81	157 / 157	79 / 171
Average Days on Market (Cum.) / YTD	111 / 126	429 / 330	125 / 126	241 / 211	178 / 178
Median Days on Market (Cum.) / YTD	102 / 111	340 / 215	146 / 92	157 / 157	240 / 185
Lease					
New Listings / YTD	23 / 71	26 / 87	26 / 73	44 / 82	24 / 82
Sales / YTD	5 / 20	7 / 20	12 / 27	5 / 17	8 / 19
Sales to New Listings Ratio / YTD	22% / 28%	27% / 23%	46% / 37%	11% / 21%	33% / 23%
Sales Volume	3,307,912	504,468	806,564	686,670	1,311,391
Sales Volume YTD	8,477,077	1,191,841	2,317,986	3,153,413	2,450,537
Average Sale Price	661,582	72,067	67,214	137,334	163,924
Average Sale Price YTD	423,854	59,592	85,851	185,495	128,976
Median Sale Price	683,200	39,100	62,465	72,000	65,956
Median Sale Price YTD	233,367	36,650	61,929	75,000	60,000
Average Days on Market / YTD	265 / 239	117 / 137	158 / 160	221 / 168	161 / 105
Median Days on Market / YTD	297 / 273	164 / 102	141 / 127	91 / 136	67 / 68
Average Days on Market (Cum.) / YTD	265 / 239	117 / 137	158 / 181	221 / 178	161 / 105
Median Days on Market (Cum.) / YTD	297 / 273	164 / 102	141 / 127	91 / 165	67 / 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	4 / 4
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	1,120,000
Sales Volume YTD	0	0	0	700,000	1,120,000
Average Sale Price	0	0	0	0	280,000
Average Sale Price YTD	0	0	0	700,000	280,000
Median Sale Price	0	0	0	0	280,000
Median Sale Price YTD	0	0	0	700,000	280,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 523	376 / 376
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 523	376 / 376
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 523	376 / 376
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 523	376 / 376
Total Commercial²					
New Listings / YTD	91 / 258	111 / 323	119 / 324	109 / 267	82 / 259
Sales / YTD	19 / 60	15 / 55	27 / 67	28 / 65	28 / 59
Sales to New Listings Ratio / YTD	21% / 23%	14% / 17%	23% / 21%	26% / 24%	34% / 23%
Sales Volume	133,069,712	4,053,718	11,636,324	12,056,020	10,935,291
Sales Volume YTD	157,651,882	23,159,340	25,197,613	30,253,603	23,599,437
Average Sale Price	7,003,669	270,248	430,975	430,572	390,546
Average Sale Price YTD	2,627,531	421,079	376,084	465,440	399,990
Median Sale Price	406,800	138,000	129,600	301,875	290,000
Median Sale Price YTD	345,514	184,392	157,000	325,000	280,000
Average Days on Market / YTD	200 / 228	222 / 210	161 / 161	169 / 157	203 / 175
Median Days on Market / YTD	196 / 185	175 / 146	145 / 125	113 / 126	135 / 130
Average Days on Market (Cum.) / YTD	200 / 243	241 / 229	161 / 183	179 / 193	221 / 190
Median Days on Market (Cum.) / YTD	196 / 205	175 / 153	145 / 129	117 / 157	174 / 154

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

March 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	6,038 (844)	868 (44)	647 (16)	4,381 (601)	383 (10)
2020	January	6,303 (796)	896 (47)	663 (13)	4,547 (580)	389 (9)
	February	6,824 (1,056)	965 (64)	661 (28)	4,930 (745)	395 (15)
	March	7,244 (1,166)	1,010 (67)	663 (19)	5,234 (813)	398 (11)

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

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

³ Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

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

March 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Single Family Detached							
Northwest	Sales	36	34	29	88	69	73
	Average	434,461	393,872	441,898	422,612	413,962	443,944
	Median	403,500	376,500	380,000	383,250	373,000	380,000
North Central	Sales	95	116	131	268	276	311
	Average	360,876	366,813	381,943	355,649	360,713	377,460
	Median	350,000	352,750	362,000	342,750	352,750	367,500
Northeast	Sales	36	26	32	73	78	84
	Average	315,439	288,092	353,323	308,045	327,917	321,500
	Median	300,000	279,450	341,000	290,000	309,500	298,500
Central	Sales	22	22	16	56	60	46
	Average	228,091	250,155	421,550	244,067	242,242	323,448
	Median	224,000	241,000	388,250	235,500	222,450	309,750
West	Sales	43	36	68	111	101	149
	Average	481,878	568,494	592,244	539,309	514,864	528,707
	Median	385,000	440,000	467,000	390,000	419,000	441,000
Southwest	Sales	48	78	72	160	167	181
	Average	523,448	570,469	605,579	547,553	557,503	614,396
	Median	484,625	504,500	519,700	478,125	481,000	529,000
Southeast	Sales	82	83	112	224	221	269
	Average	392,953	400,073	386,292	396,104	403,803	392,513
	Median	361,250	370,000	364,950	353,500	371,500	365,000
Anthony Henday	Sales	110	103	110	267	253	260
	Average	459,997	469,189	485,981	482,138	474,358	514,984
	Median	426,500	438,000	444,900	435,000	445,000	450,000
City of Edmonton Total	Sales	472	498	570	1,247	1,225	1,373
	Average	413,063	432,592	458,768	427,898	426,604	452,402
	Median	375,500	390,000	399,900	377,700	390,000	397,000
Condominiums							
Northwest	Sales	9	6	6	22	17	20
	Average	306,972	193,238	218,690	243,761	190,107	275,082
	Median	350,000	159,963	188,996	236,750	156,000	285,000
North Central	Sales	43	45	42	100	111	115
	Average	193,820	188,658	209,420	179,956	196,663	195,750
	Median	180,000	181,000	193,750	177,500	185,000	187,500
Northeast	Sales	23	20	22	54	48	54
	Average	154,626	158,295	166,962	148,963	149,625	161,807
	Median	144,000	162,000	166,000	153,100	157,750	162,500
Central	Sales	39	35	51	97	103	115
	Average	232,307	190,937	240,259	237,719	231,062	263,433
	Median	222,000	170,000	195,000	235,000	225,000	229,000
West	Sales	17	30	35	61	65	89
	Average	190,141	170,060	195,611	187,344	187,685	203,422
	Median	186,400	173,500	184,400	170,000	180,000	193,000
Southwest	Sales	40	38	46	104	97	129
	Average	239,938	262,583	267,614	223,614	256,180	262,771
	Median	222,500	230,000	235,000	198,750	230,000	235,000
Southeast	Sales	30	34	46	87	90	121
	Average	195,127	224,557	236,120	185,208	201,324	220,204
	Median	190,000	216,500	223,250	175,400	198,750	213,800
Anthony Henday	Sales	38	35	46	102	109	119
	Average	244,444	220,704	266,133	249,165	224,249	253,850
	Median	242,500	205,000	256,750	244,500	225,000	239,500
City of Edmonton Total	Sales	239	243	294	627	640	762
	Average	216,259	205,503	232,294	208,410	211,960	230,840
	Median	200,000	194,000	214,500	193,000	197,500	210,000

n/a = insufficient data

March 2020

	2020	2019	2018	2017	2016
Edmonton City Monthly					
New Listings	2,009	2,282	2,609	2,400	2,308
Sales	824	860	1,008	1,140	1,100
Sales Volume	407,180,416	304,380,001	379,748,650	430,801,256	415,906,389
Edmonton City Year to Date					
New Listings	5,486	5,941	6,450	5,956	6,223
Sales	2,173	2,171	2,474	2,635	2,380
Sales Volume	892,436,261	762,354,423	918,633,085	974,399,146	867,289,118
Edmonton City Month End Active Inventory					
Residential	5,234	5,815	5,846	5,046	5,319
Commercial	398	418	386	306	304
TOTAL	5,632	6,233	6,232	5,352	5,623
<hr/>					
Edmonton CMA Monthly					
New Listings	3,045	3,542	4,005	3,578	3,583
Sales	1,252	1,282	1,473	1,701	1,652
Sales Volume	569,589,719	476,332,353	561,665,678	652,806,585	641,510,345
Edmonton CMA Year to Date					
New Listings	8,281	9,034	9,808	8,857	9,520
Sales	3,256	3,177	3,661	3,864	3,452
Sales Volume	1,309,514,537	1,148,691,929	1,382,669,343	1,458,373,078	1,290,955,735
Edmonton CMA Month End Active Inventory					
Residential	7,244	8,294	8,344	7,120	7,676
Rural	1,010	1,081	1,045	905	1,062
Commercial	663	727	672	565	557
TOTAL	8,917	10,102	10,061	8,590	9,295
<hr/>					
Total Board Monthly					
New Listings	3,583	4,147	4,678	4,319	4,196
Sales	1,395	1,433	1,650	1,929	1,821
Sales Volume	609,748,518	516,257,053	606,274,828	721,654,867	684,762,419
Total Board Year to Date					
New Listings	9,705	10,470	11,404	10,452	11,022
Sales	3,659	3,578	4,095	4,359	3,825
Sales Volume	1,404,118,963	1,248,939,928	1,489,054,088	1,594,377,462	1,383,594,520

March 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Barrhead	Sales	4	7	6	7	11	11
	Sales Volume	n/a	1,638,000	1,195,500	1,593,000	2,569,000	2,467,500
	Average Price	n/a	234,000	199,250	227,571	233,545	224,318
	Median Price	n/a	220,000	173,500	240,000	189,000	205,000
Beaumont	Sales	18	20	36	57	55	87
	Sales Volume	7,340,500	8,022,050	15,740,976	22,371,950	22,366,050	39,583,156
	Average Price	407,806	401,103	437,249	392,490	406,655	454,979
	Median Price	401,500	395,000	442,000	384,000	405,000	450,000
Bonnyville	Sales	1	4	9	12	13	22
	Sales Volume	n/a	n/a	1,951,400	1,952,700	2,640,000	5,413,400
	Average Price	n/a	n/a	216,822	162,725	203,077	246,064
	Median Price	n/a	n/a	230,000	180,000	190,000	222,000
Cold Lake	Sales	14	18	22	45	49	44
	Sales Volume	3,543,000	5,086,000	5,820,900	11,737,500	13,254,200	11,559,300
	Average Price	253,071	282,556	264,586	260,833	270,494	262,711
	Median Price	281,250	270,250	274,750	272,500	270,000	265,000
Devon	Sales	5	5	3	13	8	14
	Sales Volume	1,360,000	1,584,500	n/a	3,417,200	2,634,500	3,811,366
	Average Price	272,000	316,900	n/a	262,862	329,313	272,240
	Median Price	262,000	332,500	n/a	262,000	341,250	257,250
Drayton Valley	Sales	8	5	7	25	17	18
	Sales Volume	1,788,500	920,000	1,112,500	5,567,300	4,245,300	3,651,400
	Average Price	223,563	184,000	158,929	222,692	249,724	202,856
	Median Price	180,000	187,000	222,500	230,000	279,300	226,250
Fort Saskatchewan	SFD Sales	28	24	18	65	47	53
	SFD Average Price	409,464	394,467	383,875	391,031	393,547	423,716
	SFD Median Price	403,200	383,750	379,750	385,000	389,000	395,000
	Condo Sales	2	6	4	10	11	7
	Condo Average Price	n/a	256,983	n/a	233,150	220,673	218,254
	Condo Median Price	n/a	236,000	n/a	246,500	190,000	185,000
	Total Sales Volume	13,455,500	12,886,000	8,999,750	33,738,400	25,714,300	30,983,126
Gibbons	Sales	10	3	1	13	12	5
	Sales Volume	2,653,500	n/a	n/a	3,311,000	3,423,000	1,479,500
	Average Price	265,350	n/a	n/a	254,692	285,250	295,900
	Median Price	250,500	n/a	n/a	240,000	257,000	280,500
Leduc	SFD Sales	29	26	32	65	70	79
	SFD Average Price	360,782	397,024	358,372	385,151	377,510	354,585
	SFD Median Price	344,750	378,500	343,000	370,000	362,250	340,000
	Condo Sales	5	5	6	12	14	13
	Condo Average Price	187,900	205,140	246,361	198,054	184,514	211,797
	Condo Median Price	175,500	195,000	233,583	190,000	184,100	198,500
	Total Sales Volume	13,704,575	13,597,725	14,692,441	32,812,875	33,522,725	34,198,441

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.

March 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Morinville	Sales	9	9	21	17	27	42
	Sales Volume	2,907,900	2,549,500	6,757,644	5,252,900	7,745,909	13,434,643
	Average Price	323,100	283,278	321,793	308,994	286,886	319,872
	Median Price	289,900	283,000	337,500	289,900	280,000	343,750
Sherwood Park	SFD Sales	71	44	62	159	119	138
	SFD Average Price	418,054	445,142	462,817	417,470	444,560	450,913
	SFD Median Price	415,000	419,475	433,000	408,000	418,000	425,000
	Condo Sales	14	14	22	31	44	51
	Condo Average Price	302,100	302,614	304,893	293,966	278,851	284,710
	Condo Median Price	276,250	287,000	290,000	286,000	266,100	280,000
	Total Sales Volume	34,930,214	24,875,845	37,560,201	78,009,613	68,456,445	82,882,730
Spruce Grove	SFD Sales	25	30	35	59	63	83
	SFD Average Price	341,776	383,767	393,974	348,936	378,458	387,736
	SFD Median Price	333,500	374,250	395,000	350,000	355,000	365,000
	Condo Sales	4	5	4	10	10	17
	Condo Average Price	n/a	223,000	n/a	223,540	239,850	206,376
	Condo Median Price	n/a	218,000	n/a	203,950	237,500	199,000
	Total Sales Volume	13,055,800	15,665,767	17,796,400	35,305,344	35,211,865	46,092,015
St. Albert	SFD Sales	44	66	57	113	129	152
	SFD Average Price	447,597	459,601	504,579	444,706	462,658	493,928
	SFD Median Price	412,000	423,750	466,500	415,000	417,500	451,550
	Condo Sales	18	13	21	47	40	55
	Condo Average Price	207,592	271,308	301,105	231,510	254,779	293,371
	Condo Median Price	187,500	265,000	305,000	211,250	237,450	265,000
	Total Sales Volume	25,329,215	37,211,795	36,316,181	66,001,986	75,268,761	93,437,483
St. Paul	Sales	1	8	9	11	18	20
	Sales Volume	n/a	1,727,000	2,036,500	2,055,900	4,171,600	4,730,800
	Average Price	n/a	215,875	226,278	186,900	231,756	236,540
	Median Price	n/a	222,500	232,000	195,000	248,500	252,000
Stony Plain	Sales	21	22	20	58	54	54
	Sales Volume	6,443,699	6,239,000	6,532,800	17,195,734	16,265,400	17,523,236
	Average Price	306,843	283,591	326,640	296,478	301,211	324,504
	Median Price	290,000	297,500	340,250	284,950	306,000	330,750
Vegreville	Sales	6	1	9	18	11	13
	Sales Volume	690,500	n/a	2,067,000	2,553,400	2,222,400	2,695,000
	Average Price	115,083	n/a	229,667	141,856	202,036	207,308
	Median Price	121,500	n/a	217,000	129,250	190,000	210,000
Westlock	Sales	6	6	7	10	13	17
	Sales Volume	1,188,750	1,432,150	1,629,700	1,571,250	2,843,650	3,515,200
	Average Price	198,125	238,692	232,814	157,125	218,742	206,776
	Median Price	207,875	234,075	210,000	175,000	208,000	188,000
Wetaskiwin	Sales	4	7	8	16	29	28
	Sales Volume	n/a	1,673,000	1,835,000	2,898,000	5,920,400	5,696,900
	Average Price	n/a	239,000	229,375	181,125	204,152	203,461
	Median Price	n/a	210,000	218,500	195,000	200,000	205,500

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.

March 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Rural¹ Sales by County							
Athabasca County	Sales	1	3	2	11	8	5
	Sales Volume	n/a	n/a	n/a	2,001,500	1,889,500	1,518,400
Bonnyville M.D.	Sales	12	4	6	22	16	19
	Sales Volume	5,011,400	n/a	2,098,000	7,858,400	4,667,400	6,671,900
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	16	10	26	29	26
	Sales Volume	5,444,800	9,310,400	3,385,400	21,571,150	14,908,800	11,446,513
Parkland County	Sales	18	18	23	61	53	58
	Sales Volume	8,592,000	7,831,500	9,190,400	26,816,885	23,476,250	24,957,297
Smoky Lake County	Sales	4	5	2	7	7	4
	Sales Volume	n/a	1,725,150	n/a	1,090,000	2,287,150	n/a
St. Paul County	Sales	3	2	0	12	15	8
	Sales Volume	n/a	n/a	n/a	2,390,500	2,697,000	1,058,900
Strathcona County	Sales	22	27	24	54	46	56
	Sales Volume	11,683,000	20,727,170	13,015,400	31,996,400	30,552,870	31,532,900
Sturgeon County	Sales	19	9	9	37	26	26
	Sales Volume	9,753,900	6,527,000	3,977,400	20,218,814	14,545,000	13,800,400
Thorhild County	Sales	1	1	2	5	3	3
	Sales Volume	n/a	n/a	n/a	1,277,078	n/a	n/a
Two Hills County	Sales	0	0	0	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.

March 2020

		2020	2019	2018	2020 YTD	2019 YTD	2018 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	1	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	3	2	0	4	2	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	1	0	1	1	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	0	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	2	0	0	3	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	1	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	0	1	0	2	3	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Strathcona County	Sales	1	0	0	1	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
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	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	1	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.