

June 2015

	2015	2014	2013	2012	2011
Single Family Detached					
Listings / YTD	1,886 / 10,441	1,829 / 9,407	1,587 / 8,603	1,627 / 9,480	1,702 / 9,192
Sales / YTD	1,243 / 5,486	1,324 / 6,203	1,198 / 5,497	1,137 / 5,755	1,082 / 4,972
Sales to Listings Ratio / YTD	66% / 53%	72% / 66%	75% / 64%	70% / 61%	64% / 54%
Sales Volume	552,964,020	576,782,457	493,204,494	457,951,387	417,628,993
Sales Volume YTD	2,418,137,210	2,682,525,713	2,254,346,386	2,254,377,784	1,895,558,110
Average Sale Price	444,862	435,636	411,690	402,772	385,979
Average Sale Price YTD	440,783	432,456	410,105	391,725	381,247
Median Sale Price	415,000	412,500	380,000	372,000	365,000
Median Sale Price YTD	411,250	402,500	380,000	366,000	357,000
Average Days on Market / YTD	46 / 45	39 / 42	43 / 46	47 / 48	53 / 51
Median Days on Market / YTD	33 / 31	26 / 27	30 / 30	35 / 33	37 / 35
Condominium					
Listings / YTD	1,008 / 5,498	866 / 4,726	812 / 4,650	868 / 4,913	822 / 4,801
Sales / YTD	572 / 2,533	618 / 2,966	523 / 2,501	536 / 2,346	492 / 2,422
Sales to Listings Ratio / YTD	57% / 46%	71% / 63%	64% / 54%	62% / 48%	60% / 50%
Sales Volume	146,238,682	157,805,832	135,134,251	129,080,581	113,228,919
Sales Volume YTD	641,076,213	738,700,023	603,106,914	552,552,614	559,311,678
Average Sale Price	255,662	255,349	258,383	240,822	230,140
Average Sale Price YTD	253,090	249,056	241,146	235,530	230,930
Median Sale Price	238,250	239,000	240,000	227,000	218,250
Median Sale Price YTD	235,000	232,000	227,500	222,975	220,000
Average Days on Market / YTD	52 / 51	47 / 50	55 / 59	53 / 57	59 / 59
Median Days on Market / YTD	41 / 39	37 / 35	41 / 41	44 / 43	43 / 42
Duplex/Rowhouse					
Listings / YTD	231 / 1,322	205 / 1,034	169 / 896	163 / 908	142 / 757
Sales / YTD	156 / 795	147 / 750	130 / 631	91 / 532	94 / 477
Sales to Listings Ratio / YTD	68% / 60%	72% / 73%	77% / 70%	56% / 59%	66% / 63%
Sales Volume	54,782,715	50,546,668	43,830,566	28,974,880	28,260,999
Sales Volume YTD	281,398,757	254,247,322	206,841,481	168,490,010	143,145,145
Average Sale Price	351,171	343,855	337,158	318,405	300,649
Average Sale Price YTD	353,961	338,996	327,799	316,711	300,095
Median Sale Price	339,000	335,000	317,750	302,000	292,000
Median Sale Price YTD	342,000	327,500	314,500	302,000	292,000
Average Days on Market / YTD	50 / 46	41 / 42	47 / 52	51 / 50	47 / 51
Median Days on Market / YTD	32 / 32	25 / 28	33 / 35	41 / 36	38 / 36
Total Residential²					
Listings / YTD	3,192 / 17,684	2,965 / 15,575	2,629 / 14,507	2,731 / 15,757	2,740 / 15,168
Sales / YTD	2,008 / 8,975	2,135 / 10,129	1,894 / 8,848	1,801 / 8,793	1,693 / 7,995
Sales to Listings Ratio / YTD	63% / 51%	72% / 65%	72% / 61%	66% / 56%	62% / 53%
Sales Volume	759,123,467	793,408,057	677,925,016	621,724,996	562,895,179
Sales Volume YTD	3,367,479,104	3,711,236,561	3,099,819,887	3,001,063,151	2,613,596,860
Average Sale Price	378,050	371,620	357,933	345,211	332,484
Average Sale Price YTD	375,207	366,397	350,341	341,301	326,904
Median Sale Price	365,000	359,000	337,250	325,000	315,400
Median Sale Price YTD	358,500	348,000	332,000	325,000	311,500
Average Days on Market / YTD	49 / 47	42 / 45	47 / 51	49 / 51	54 / 54
Median Days on Market / YTD	35 / 34	29 / 29	33 / 34	38 / 36	39 / 37

¹ Edmonton CMA (Census Metropolitan Area) includes the City of Edmonton and the Counties of Leduc, Parkland, Strathcona, and Sturgeon and the municipalities therein.

² Total Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

June 2015

	2015	2014	2013	2012	2011
Acres with Home					
Listings / YTD	231 / 1,298	269 / 1,291	208 / 1,195	225 / 1,311	256 / 1,228
Sales / YTD	106 / 456	119 / 532	94 / 458	104 / 496	69 / 347
Sales to Listings Ratio / YTD	46% / 35%	44% / 41%	45% / 38%	46% / 38%	27% / 28%
Sales Volume	64,671,800	74,193,800	55,857,184	58,236,300	40,616,150
Sales Volume YTD	274,302,385	312,903,502	253,869,939	275,317,251	190,389,974
Average Sale Price	610,111	623,477	594,225	559,964	588,640
Average Sale Price YTD	601,540	588,164	554,301	555,075	548,674
Median Sale Price	567,500	547,000	561,250	516,750	535,000
Median Sale Price YTD	549,950	549,000	515,000	524,000	494,000
Average Days on Market / YTD	67 / 68	69 / 72	61 / 71	73 / 71	74 / 71
Median Days on Market / YTD	53 / 47	40 / 43	51 / 49	46 / 51	67 / 55
Vacant Acreage and Recreational					
Listings / YTD	72 / 398	72 / 510	63 / 458	111 / 495	122 / 517
Sales / YTD	17 / 97	24 / 112	18 / 101	13 / 93	39 / 126
Sales to Listings Ratio / YTD	24% / 24%	33% / 22%	29% / 22%	12% / 19%	32% / 24%
Sales Volume	5,420,200	4,327,200	4,684,000	3,326,172	7,189,150
Sales Volume YTD	37,318,077	27,375,895	22,897,917	22,583,085	26,680,038
Average Sale Price	318,835	180,300	260,222	255,859	184,337
Average Sale Price YTD	384,722	244,428	226,712	242,829	211,746
Median Sale Price	291,000	162,500	254,250	170,000	145,000
Median Sale Price YTD	275,000	202,300	210,000	226,000	179,250
Average Days on Market / YTD	213 / 157	228 / 191	139 / 179	46 / 190	147 / 154
Median Days on Market / YTD	92 / 89	66 / 103	102 / 99	29 / 133	168 / 134
Recreational with Home					
Listings / YTD	7 / 26	4 / 26	6 / 42	19 / 69	13 / 60
Sales / YTD	1 / 8	5 / 8	6 / 11	6 / 12	7 / 8
Sales to Listings Ratio / YTD	14% / 31%	125% / 31%	100% / 26%	32% / 17%	54% / 13%
Sales Volume	710,000	2,204,000	2,704,900	2,243,000	2,912,400
Sales Volume YTD	2,335,500	3,263,900	4,049,800	4,876,900	3,687,400
Average Sale Price	710,000	440,800	450,817	373,833	416,057
Average Sale Price YTD	291,938	407,988	368,164	406,408	460,925
Median Sale Price	710,000	375,000	396,000	301,000	375,000
Median Sale Price YTD	253,500	412,500	283,000	392,500	387,450
Average Days on Market / YTD	59 / 179	41 / 50	32 / 34	51 / 74	96 / 110
Median Days on Market / YTD	59 / 51	50 / 52	34 / 35	53 / 49	51 / 66
Total Rural²					
Listings / YTD	310 / 1,722	345 / 1,827	277 / 1,695	355 / 1,875	391 / 1,805
Sales / YTD	124 / 561	148 / 652	118 / 570	123 / 601	115 / 481
Sales to Listings Ratio / YTD	40% / 33%	43% / 36%	43% / 34%	35% / 32%	29% / 27%
Sales Volume	70,802,000	80,725,000	63,246,084	63,805,472	50,717,700
Sales Volume YTD	313,955,962	343,543,297	280,817,656	302,777,236	220,757,412
Average Sale Price	570,984	545,439	535,984	518,744	441,023
Average Sale Price YTD	559,636	526,907	492,663	503,789	458,955
Median Sale Price	534,250	517,000	501,600	495,000	380,000
Median Sale Price YTD	520,000	495,050	470,000	478,500	425,000
Average Days on Market / YTD	87 / 85	94 / 92	71 / 89	69 / 90	100 / 93
Median Days on Market / YTD	60 / 50	43 / 48	50 / 54	44 / 57	73 / 60

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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.

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	2015	2014	2013	2012	2011
Land					
Listings / YTD	14 / 81	18 / 64	29 / 102	30 / 114	14 / 83
Sales / YTD	2 / 9	3 / 9	2 / 11	5 / 24	2 / 11
Sales to Listings Ratio / YTD	14% / 11%	17% / 14%	7% / 11%	17% / 21%	14% / 13%
Sales Volume	1,780,000	1,550,100	3,282,500	2,477,400	608,000
Sales Volume YTD	6,827,500	17,085,100	14,682,000	18,651,400	7,959,000
Average Sale Price	890,000	516,700	1,641,250	495,480	304,000
Average Sale Price YTD	758,611	1,898,344	1,334,727	777,142	723,545
Median Sale Price	890,000	400,000	1,641,250	232,000	304,000
Median Sale Price YTD	320,000	650,000	640,000	507,500	345,000
Average Days on Market / YTD	258 / 188	131 / 207	140 / 263	184 / 150	163 / 304
Median Days on Market / YTD	258 / 96	127 / 231	140 / 186	189 / 126	163 / 245
Investment					
Listings / YTD	18 / 132	16 / 138	19 / 136	23 / 145	30 / 155
Sales / YTD	10 / 36	8 / 44	8 / 39	7 / 54	5 / 41
Sales to Listings Ratio / YTD	56% / 27%	50% / 32%	42% / 29%	30% / 37%	17% / 26%
Sales Volume	6,297,900	4,573,787	8,295,300	5,105,882	5,197,000
Sales Volume YTD	22,201,549	34,523,017	27,960,625	36,869,349	24,202,091
Average Sale Price	629,790	571,723	1,036,913	729,412	1,039,400
Average Sale Price YTD	616,710	784,614	716,939	682,766	590,295
Median Sale Price	402,450	432,625	491,000	525,000	372,000
Median Sale Price YTD	387,500	457,625	328,500	415,000	350,000
Average Days on Market / YTD	119 / 125	156 / 168	131 / 170	99 / 152	119 / 132
Median Days on Market / YTD	68 / 107	187 / 131	86 / 87	57 / 96	109 / 108
Multi Family					
Listings / YTD	12 / 40	4 / 33	11 / 64	12 / 50	7 / 46
Sales / YTD	3 / 9	6 / 19	7 / 19	1 / 20	1 / 10
Sales to Listings Ratio / YTD	25% / 23%	150% / 58%	64% / 30%	8% / 40%	14% / 22%
Sales Volume	2,240,000	8,778,500	4,151,500	492,500	710,000
Sales Volume YTD	12,888,000	28,893,300	18,893,684	21,084,100	8,482,000
Average Sale Price	746,667	1,463,083	593,071	492,500	710,000
Average Sale Price YTD	1,432,000	1,520,700	994,404	1,054,205	848,200
Median Sale Price	580,000	1,498,500	564,000	492,500	710,000
Median Sale Price YTD	1,075,000	1,520,000	750,000	873,500	760,000
Average Days on Market / YTD	136 / 167	78 / 105	60 / 72	48 / 83	61 / 113
Median Days on Market / YTD	105 / 99	56 / 82	60 / 60	48 / 80	61 / 59
Hotel/Motel					
Listings / YTD	0 / 2	1 / 2	1 / 3	0 / 1	0 / 2
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to 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

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	2015	2014	2013	2012	2011
Business					
Listings / YTD	23 / 144	36 / 164	23 / 161	26 / 186	30 / 170
Sales / YTD	5 / 24	3 / 25	4 / 30	6 / 28	2 / 19
Sales to Listings Ratio / YTD	22% / 17%	8% / 15%	17% / 19%	23% / 15%	7% / 11%
Sales Volume	743,800	2,562,500	652,000	708,500	123,000
Sales Volume YTD	3,391,100	6,899,500	3,896,043	5,307,326	4,069,000
Average Sale Price	148,760	854,167	163,000	118,083	61,500
Average Sale Price YTD	141,296	275,980	129,868	189,547	214,158
Median Sale Price	88,000	387,500	125,000	114,000	61,500
Median Sale Price YTD	110,000	97,500	96,000	109,500	80,000
Average Days on Market / YTD	114 / 136	304 / 187	100 / 99	149 / 129	37 / 95
Median Days on Market / YTD	130 / 89	165 / 103	116 / 89	81 / 109	37 / 57
Lease					
Listings / YTD	16 / 103	17 / 101	8 / 99	25 / 107	14 / 112
Sales / YTD	4 / 27	4 / 35	4 / 34	7 / 36	7 / 40
Sales to Listings Ratio / YTD	25% / 26%	24% / 35%	50% / 34%	28% / 34%	50% / 36%
Sales Volume	133,932	865,310	289,973	780,494	610,980
Sales Volume YTD	3,087,087	4,062,792	4,429,281	8,182,342	5,224,957
Average Sale Price	33,483	216,328	72,493	111,499	87,283
Average Sale Price YTD	114,337	116,080	130,273	227,287	130,624
Median Sale Price	32,130	159,300	62,283	72,250	94,380
Median Sale Price YTD	61,980	76,950	117,450	100,800	93,090
Average Days on Market / YTD	772 / 177	92 / 124	129 / 162	149 / 126	117 / 114
Median Days on Market / YTD	44 / 58	70 / 102	97 / 78	110 / 84	71 / 83
Farms					
Listings / YTD	17 / 86	13 / 175	33 / 193	30 / 228	53 / 251
Sales / YTD	7 / 28	9 / 76	11 / 50	13 / 58	12 / 38
Sales to Listings Ratio / YTD	41% / 33%	69% / 43%	33% / 26%	43% / 25%	23% / 15%
Sales Volume	4,733,000	4,802,900	6,606,000	6,816,500	6,721,500
Sales Volume YTD	21,858,000	43,141,075	29,939,900	31,888,022	19,732,460
Average Sale Price	676,143	533,656	600,545	524,346	560,125
Average Sale Price YTD	780,643	567,646	598,798	549,793	519,275
Median Sale Price	565,000	520,000	470,000	540,000	442,500
Median Sale Price YTD	530,000	532,500	465,000	546,675	447,500
Average Days on Market / YTD	349 / 203	110 / 140	131 / 129	104 / 125	99 / 116
Median Days on Market / YTD	337 / 65	60 / 89	80 / 85	78 / 93	37 / 50
Total Commercial²					
Listings / YTD	99 / 587	105 / 677	124 / 758	146 / 832	150 / 821
Sales / YTD	31 / 133	33 / 208	36 / 183	39 / 220	29 / 159
Sales to Listings Ratio / YTD	31% / 23%	31% / 31%	29% / 24%	27% / 26%	19% / 19%
Sales Volume	15,928,632	23,133,097	23,277,273	16,381,276	13,970,480
Sales Volume YTD	70,253,236	134,604,784	99,801,533	121,982,539	69,669,508
Average Sale Price	513,827	701,003	646,591	420,033	481,741
Average Sale Price YTD	528,220	647,138	545,364	554,466	438,173
Median Sale Price	369,000	468,250	383,000	339,000	292,000
Median Sale Price YTD	293,750	416,525	300,000	395,000	290,000
Average Days on Market / YTD	265 / 161	133 / 149	114 / 141	127 / 131	106 / 130
Median Days on Market / YTD	105 / 80	94 / 99	79 / 86	85 / 96	64 / 79

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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 (Edmonton CMA¹)

June 2015

Year	Month	Residential ²	Rural ³	Commercial ⁴	Total Actives
2011	January	4,361	887	647	5,895
	February	5,011	984	676	6,671
	March	5,419	1,106	686	7,211
	April	6,086	1,225	775	8,086
	May	6,493	1,385	789	8,667
	June	6,535	1,512	761	8,808
	July	6,607	1,577	804	8,988
	August	6,462	1,578	823	8,863
	September	6,160	1,514	778	8,452
	October	5,643	1,337	787	7,767
	November	5,035	1,182	782	6,999
	December	3,822	914	638	5,374
2012	January	4,265	964	665	5,894
	February	4,820	1,103	714	6,637
	March	5,605	1,246	727	7,578
	April	6,040	1,303	724	8,067
	May	6,459	1,404	737	8,600
	June	6,435	1,448	738	8,621
	July	6,248	1,462	742	8,452
	August	6,021	1,439	746	8,206
	September	5,669	1,291	699	7,659
	October	5,192	1,145	691	7,028
	November	4,515	999	671	6,185
	December	3,493	1,008	538	5,039
2013	January	3,743	1,079	565	5,387
	February	4,183	1,171	616	5,970
	March	4,741	1,256	624	6,621
	April	5,294	1,450	660	7,404
	May	6,028	1,569	702	8,299
	June	6,078	1,610	704	8,392
	July	5,834	1,639	700	8,173
	August	5,557	1,660	704	7,921
	September	5,111	1,538	556	7,205
	October	4,807	1,468	604	6,879
	November	4,047	1,249	626	5,922
	December	3,049	1,052	524	4,625
2014	January	3,537	927	576	5,040
	February	3,906	1,009	582	5,497
	March	4,413	1,141	637	6,191
	April	4,910	1,254	652	6,816
	May	5,634	1,376	671	7,681
	June	5,704	1,397	636	7,737
	July	5,609	1,342	612	7,563
	August	5,334	1,397	589	7,320
	September	4,812	1,272	602	6,686
	October	4,473	1,101	579	6,153
	November	3,906	950	584	5,440
	December	3,059	782	502	4,343
2015	January	4,132	853	554	5,539
	February	5,008	1,003	587	6,598
	March	5,944	1,128	604	7,676
	April	6,784	1,255	608	8,647
	May	7,303	1,331	603	9,237
	June	7,177	1,364	599	9,140

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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.

June 2015

Year	Month	Residential ²		Rural ³		Commercial ⁴		Total	
		Listed	Sold	Listed	Sold	Listed	Sold	Listed	Sold
2011	January	1,849	718	173	33	116	18	2,138	769
	February	2,245	1,023	230	50	121	21	2,596	1,094
	March	2,533	1,412	270	70	125	32	2,928	1,514
	April	2,797	1,424	325	94	161	26	3,283	1,544
	May	3,004	1,725	416	119	148	33	3,568	1,877
	June	2,740	1,693	391	115	150	29	3,281	1,837
	July	2,535	1,384	313	72	151	26	2,999	1,482
	August	2,521	1,398	288	74	139	27	2,948	1,499
	September	2,190	1,248	294	77	110	33	2,594	1,358
	October	1,841	1,089	183	81	148	38	2,172	1,208
	November	1,557	995	143	70	116	41	1,816	1,106
	December	905	783	81	60	77	24	1,063	867
Total		26,717	14,892	3,107	915	1,562	348	31,386	16,155
2012	January	2,038	828	201	52	120	27	2,359	907
	February	2,249	1,152	295	77	157	36	2,701	1,265
	March	2,846	1,480	326	94	134	27	3,306	1,601
	April	2,755	1,655	298	111	135	40	3,188	1,806
	May	3,138	1,877	400	144	140	51	3,678	2,072
	June	2,731	1,801	355	123	146	39	3,232	1,963
	July	2,407	1,501	299	85	115	30	2,821	1,616
	August	2,285	1,356	289	91	124	23	2,698	1,470
	September	2,053	1,228	216	89	102	30	2,371	1,347
	October	1,882	1,259	209	82	121	34	2,212	1,375
	November	1,306	1,010	113	59	114	40	1,533	1,109
	December	787	668	103	37	73	33	963	738
Total		26,477	15,815	3,104	1,044	1,481	410	31,062	17,269
2013	January	1,767	915	243	59	124	28	2,134	1,002
	February	1,951	1,063	207	65	127	26	2,285	1,154
	March	2,369	1,500	249	84	112	31	2,730	1,615
	April	2,694	1,628	368	106	114	26	3,176	1,760
	May	3,097	1,848	351	138	157	36	3,605	2,022
	June	2,629	1,894	277	118	124	36	3,030	2,048
	July	2,458	1,835	317	121	108	34	2,883	1,990
	August	2,212	1,651	255	101	131	33	2,598	1,785
	September	2,029	1,437	210	109	113	29	2,352	1,575
	October	1,775	1,419	202	99	105	42	2,082	1,560
	November	1,335	1,119	105	64	101	39	1,541	1,222
	December	778	771	80	37	65	34	923	842
Total		25,094	17,080	2,864	1,101	1,381	394	29,339	18,575
2014	January	1,788	900	216	50	113	35	2,117	985
	February	1,910	1,224	219	65	89	33	2,218	1,322
	March	2,547	1,687	293	92	142	21	2,982	1,800
	April	2,977	1,996	339	121	109	43	3,425	2,160
	May	3,388	2,187	415	176	119	43	3,922	2,406
	June	2,965	2,135	345	148	105	33	3,415	2,316
	July	2,718	1,994	321	180	109	34	3,148	2,208
	August	2,306	1,698	314	106	83	21	2,703	1,825
	September	2,191	1,664	228	128	120	29	2,539	1,821
	October	2,055	1,502	168	122	88	34	2,311	1,658
	November	1,416	1,236	125	61	99	27	1,640	1,324
	December	932	805	98	50	57	15	1,087	870
Total		27,193	19,028	3,081	1,299	1,233	368	31,507	20,695
2015	January	2,318	734	213	50	124	13	2,655	797
	February	2,406	1,027	261	62	94	18	2,761	1,107
	March	3,150	1,534	306	81	100	25	3,556	1,640
	April	3,302	1,687	311	118	91	25	3,704	1,830
	May	3,316	1,985	321	126	79	21	3,716	2,132
	June	3,192	2,008	310	124	99	31	3,601	2,163
	Total		17,684	8,975	1,722	561	587	133	19,993

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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.

June 2015

Year	Month	Single Family	Condominium	Duplex/Rowhouse	Residential ²
2011	January	364,239	220,837	286,804	314,125
	February	367,033	229,212	308,496	314,996
	March	386,727	231,015	294,878	329,575
	April	384,739	229,632	304,555	326,468
	May	384,607	237,720	299,860	331,982
	June	385,979	230,140	300,649	332,484
	July	390,739	243,135	309,661	335,480
	August	382,009	229,196	306,991	328,042
	September	383,555	230,327	301,281	335,588
	October	376,124	220,304	308,814	325,714
	November	368,780	223,948	308,392	322,104
	December	379,273	225,735	297,078	320,889
	YTD Average	381,006	230,571	302,813	327,812
2012	January	371,322	212,498	302,180	320,482
	February	384,409	233,147	307,147	333,159
	March	389,372	229,304	324,835	340,117
	April	390,984	235,384	327,317	341,539
	May	397,291	247,499	313,328	352,455
	June	402,772	240,822	318,405	345,211
	July	397,022	236,446	304,572	339,486
	August	395,268	235,682	301,309	338,719
	September	393,374	224,330	316,973	334,147
	October	388,505	230,952	310,072	332,640
	November	394,707	225,135	310,769	334,702
	December	405,274	227,268	327,481	341,891
	YTD Average	393,134	233,270	313,686	339,266
2013	January	397,872	215,981	325,094	326,081
	February	400,426	231,485	333,145	341,783
	March	419,911	247,042	318,453	356,390
	April	403,833	244,261	323,698	349,457
	May	417,047	235,814	327,761	355,365
	June	411,690	258,383	337,158	357,933
	July	410,532	243,529	329,875	350,649
	August	417,359	244,062	339,601	351,093
	September	408,671	242,733	338,801	351,181
	October	395,972	237,360	326,537	336,812
	November	406,587	242,371	323,345	347,750
	December	421,676	234,308	356,180	351,043
	YTD Average	409,811	241,248	330,535	349,256
2014	January	414,715	234,143	336,154	349,763
	February	433,252	238,376	338,024	363,310
	March	434,283	248,822	329,897	363,757
	April	428,391	252,417	332,004	365,813
	May	438,427	252,480	349,214	372,441
	June	435,636	255,349	343,855	371,620
	July	427,254	254,360	359,264	361,099
	August	435,201	261,980	349,793	368,459
	September	436,429	251,503	349,270	371,655
	October	426,071	259,540	352,571	365,453
	November	444,499	255,851	351,841	381,569
	December	429,646	245,158	355,311	357,917
	YTD Average	432,726	252,046	345,703	367,038
2015	January	424,380	253,036	378,513	362,836
	February	432,038	250,405	350,043	364,355
	March	437,356	249,709	357,907	372,524
	April	436,032	252,249	356,158	376,402
	May	453,693	255,227	345,100	383,576
	June	444,862	255,662	351,171	378,050

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² Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

June 2015

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2011	January	4,361	887	647	3,093	357
	February	5,011	984	676	3,568	350
	March	5,419	1,106	686	3,867	337
	April	6,086	1,225	775	4,382	375
	May	6,493	1,385	789	4,704	368
	June	6,535	1,512	761	4,779	337
	July	6,607	1,577	804	4,866	350
	August	6,462	1,578	823	4,791	389
	September	6,160	1,514	778	4,592	364
	October	5,643	1,337	787	4,224	381
	November	5,035	1,182	782	3,713	386
	December	3,822	914	638	2,728	316
2012	January	4,265	964	665	3,072	341
	February	4,820	1,103	714	3,538	356
	March	5,605	1,246	727	4,100	337
	April	6,040	1,303	724	4,443	327
	May	6,459	1,404	737	4,806	318
	June	6,435	1,448	738	4,844	319
	July	6,248	1,462	742	4,671	321
	August	6,021	1,439	746	4,524	327
	September	5,669	1,291	699	4,235	315
	October	5,192	1,145	691	3,838	323
	November	4,515	999	671	3,322	329
	December	3,493	1,008	538	2,538	245
2013	January	3,743	1,079	565	2,709	254
	February	4,183	1,171	616	3,026	285
	March	4,741	1,256	624	3,461	280
	April	5,294	1,450	660	3,886	294
	May	6,028	1,569	702	4,457	309
	June	6,078	1,610	704	4,523	315
	July	5,834	1,639	700	4,367	312
	August	5,557	1,660	704	4,123	299
	September	5,111	1,538	556	3,837	268
	October	4,807	1,468	604	3,637	295
	November	4,047	1,249	626	3,015	282
	December	3,049	1,052	524	2,235	231
2014	January	3,537	927	576	2,607	252
	February	3,906	1,009	582	2,880	251
	March	4,413	1,141	637	3,223	270
	April	4,910	1,254	652	3,613	268
	May	5,634	1,376	671	4,218	266
	June	5,704	1,397	636	4,293	262
	July	5,609	1,342	612	4,194	261
	August	5,334	1,397	589	4,017	251
	September	4,812	1,272	602	3,632	264
	October	4,473	1,101	579	3,404	256
	November	3,906	950	584	2,930	273
	December	3,059	782	502	2,275	229
2015	January	4,132	853	554	3,113	272
	February	5,008	1,003	587	3,759	286
	March	5,944	1,128	604	4,393	289
	April	6,784	1,255	608	4,985	295
	May	7,303	1,331	603	5,442	294
	June	7,177	1,364	599	5,424	305

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June 2015

		2015	2014	2013	2015 YTD	2014 YTD	2013 YTD
Single Family Detached							
Northwest	Sales	52	55	49	204	234	193
	Average	439,604	389,663	326,238	400,828	375,307	341,528
	Median	402,500	375,000	318,000	358,528	350,000	317,000
North Central	Sales	189	213	171	847	1,002	788
	Average	408,313	390,429	355,434	402,664	390,170	357,528
	Median	394,000	378,000	344,000	390,000	378,000	345,000
Northeast	Sales	49	51	46	246	273	230
	Average	373,591	345,605	307,609	348,911	327,927	311,727
	Median	349,000	345,000	301,250	329,950	315,000	307,750
Central	Sales	46	39	42	166	193	170
	Average	319,715	274,367	260,226	320,988	270,710	260,064
	Median	311,250	292,000	236,000	299,000	250,000	235,750
West	Sales	93	96	111	421	488	444
	Average	485,749	496,930	487,763	510,781	497,391	488,893
	Median	417,500	445,500	394,200	428,000	435,000	405,000
Southwest	Sales	144	144	151	590	676	657
	Average	576,715	543,112	499,704	560,934	551,746	522,988
	Median	485,750	500,000	467,000	494,500	490,000	461,500
Southeast	Sales	172	193	140	698	805	763
	Average	417,424	400,323	386,626	411,875	393,764	370,345
	Median	391,950	392,400	364,000	391,200	378,000	358,500
Anthony Henday	Sales	137	151	123	665	729	597
	Average	495,862	509,882	495,291	504,127	519,130	488,803
	Median	475,000	480,000	451,000	470,000	472,500	452,000
City of Edmonton Total	Sales	882	942	833	3,836	4,400	3,842
	Average	454,643	438,521	415,954	451,066	439,017	416,089
	Median	419,750	410,000	379,000	415,000	405,000	380,000
Condominiums							
Northwest	Sales	8	18	7	62	83	66
	Average	296,622	200,356	256,786	250,391	227,166	214,904
	Median	311,750	175,250	200,000	246,200	216,900	173,000
North Central	Sales	87	79	74	387	394	360
	Average	240,301	232,993	223,663	229,847	221,558	198,784
	Median	232,000	232,000	214,500	222,500	210,250	192,000
Northeast	Sales	39	28	19	176	189	136
	Average	190,508	198,153	196,968	194,277	190,381	191,828
	Median	194,000	197,750	204,000	195,000	192,000	200,000
Central	Sales	94	100	85	364	494	407
	Average	269,379	276,858	284,415	281,703	271,087	270,223
	Median	249,250	255,000	275,000	273,500	255,000	260,000
West	Sales	53	59	35	238	249	218
	Average	218,874	235,867	246,615	230,288	231,120	214,273
	Median	217,000	208,000	217,000	215,000	212,000	201,000
Southwest	Sales	103	91	98	431	441	399
	Average	291,427	296,046	292,022	283,402	285,197	276,727
	Median	282,000	282,000	285,000	270,000	270,000	270,000
Southeast	Sales	52	76	63	294	360	290
	Average	245,624	252,882	243,098	241,623	232,765	231,501
	Median	226,250	241,250	217,500	226,000	219,250	217,250
Anthony Henday	Sales	63	76	63	304	363	290
	Average	271,433	262,173	269,028	265,599	264,917	264,268
	Median	256,000	240,500	248,500	255,000	248,000	251,625
City of Edmonton Total	Sales	499	527	444	2,256	2,573	2,166
	Average	255,552	256,637	260,766	252,634	248,476	241,327
	Median	239,000	238,000	241,200	235,000	230,000	228,000

n/a = insufficient data

June 2015

	2015	2014	2013	2012	2011
Edmonton City Monthly					
Listings	2,555	2,329	2,073	2,197	2,180
Sales	1,525	1,632	1,415	1,396	1,287
Sales Volume	579,021,755	606,808,037	514,214,223	485,350,186	429,407,755
Edmonton City Year to Date					
Listings	13,791	12,159	11,336	12,333	11,854
Sales	6,820	7,749	6,684	6,639	6,090
Sales Volume	2,566,188,921	2,859,456,340	2,354,948,899	2,291,401,064	1,995,105,073
Edmonton City Month End Active Inventory					
Residential	5,424	4,293	4,523	4,844	4,779
Commercial	305	262	315	319	337
TOTAL	5,729	4,555	4,838	5,163	5,116
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Edmonton CMA Monthly					
Listings	3,601	3,415	3,030	3,232	3,281
Sales	2,163	2,316	2,048	1,963	1,837
Sales Volume	845,854,099	897,266,154	764,448,373	701,911,744	627,583,359
Edmonton CMA Year to Date					
Listings	19,993	18,079	16,960	18,464	17,794
Sales	9,669	10,989	9,601	9,614	8,635
Sales Volume	3,751,688,302	4,189,384,642	3,480,439,076	3,425,822,926	2,904,023,780
Edmonton CMA Month End Active Inventory					
Residential	7,177	5,704	6,078	6,435	6,535
Rural	1,364	1,397	1,610	1,448	1,512
Commercial	599	636	704	738	761
TOTAL	9,140	7,737	8,392	8,621	8,808
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Total Board Monthly					
Listings	4,572	4,398	3,916	4,265	4,347
Sales	2,580	2,842	2,557	2,444	2,293
Sales Volume	982,517,680	1,071,707,173	925,792,171	844,332,397	760,168,665
Total Board Year to Date					
Listings	25,118	23,197	21,896	24,036	23,112
Sales	11,603	13,411	11,993	11,924	10,608
Sales Volume	4,384,735,991	4,978,226,851	4,216,905,037	4,111,389,301	3,477,227,902

June 2015

		2015	2014	2013	2015 YTD	2014 YTD	2013 YTD
Barrhead	Sales	13	7	0	31	30	28
	Sales Volume	2,893,000	1,461,000	n/a	6,900,350	6,387,500	6,169,000
	Average Price	222,538	208,714	n/a	222,592	212,917	220,321
	Median Price	235,000	228,000	n/a	242,000	221,500	216,000
Beaumont	Sales	42	38	29	176	209	155
	Sales Volume	18,257,595	17,658,000	13,038,400	76,092,013	94,348,842	67,961,128
	Average Price	434,705	464,684	449,600	432,341	451,430	438,459
	Median Price	423,000	476,450	445,000	416,000	447,500	440,000
Bonnyville	Sales	11	14	12	48	58	74
	Sales Volume	3,650,150	4,862,500	4,012,300	15,879,990	19,656,050	24,685,859
	Average Price	331,832	347,321	334,358	330,833	338,897	333,593
	Median Price	329,900	315,000	343,250	326,200	363,750	341,500
Cold Lake	Sales	24	53	57	120	224	300
	Sales Volume	9,373,400	22,613,200	21,142,550	44,666,233	88,163,327	108,130,202
	Average Price	390,558	426,664	370,922	372,219	393,586	360,434
	Median Price	412,500	420,000	378,000	379,750	395,000	369,450
Devon	Sales	9	11	10	42	52	49
	Sales Volume	2,475,500	3,902,950	2,754,150	13,394,588	17,584,250	15,573,500
	Average Price	275,056	354,814	275,415	318,919	338,159	317,827
	Median Price	285,000	348,000	255,500	309,250	337,250	315,000
Drayton Valley	Sales	16	15	20	59	97	99
	Sales Volume	5,441,000	4,132,200	5,287,200	18,432,798	27,813,900	26,080,850
	Average Price	340,063	275,480	264,360	312,420	286,741	263,443
	Median Price	353,750	295,000	288,500	340,000	295,000	287,000
Fort Saskatchewan	SFD Sales	44	43	50	186	201	194
	SFD Average Price	430,236	446,048	414,180	423,605	432,056	403,791
	SFD Median Price	424,450	435,000	401,000	418,700	423,000	399,350
	Condo Sales	12	12	17	34	49	57
	Condo Average Price	246,542	228,067	197,437	243,562	245,572	210,087
	Condo Median Price	217,250	223,450	206,304	229,250	230,000	206,304
	Total Sales Volume	25,706,100	26,594,218	27,960,251	105,253,300	113,637,018	106,922,990
Gibbons	Sales	5	4	4	36	36	32
	Sales Volume	1,397,000	n/a	n/a	10,320,500	11,601,600	9,646,600
	Average Price	279,400	n/a	n/a	286,681	322,267	301,456
	Median Price	215,000	n/a	n/a	282,250	295,300	295,000
Leduc	SFD Sales	48	44	36	220	235	175
	SFD Average Price	396,517	408,183	374,918	396,377	376,661	376,440
	SFD Median Price	371,250	373,500	343,250	374,750	356,900	358,500
	Condo Sales	8	7	6	40	42	37
	Condo Average Price	260,000	256,929	235,656	250,040	256,921	235,190
	Condo Median Price	243,750	261,500	216,450	230,000	230,000	215,000
	Total Sales Volume	23,772,300	21,127,450	16,348,887	109,485,282	109,219,499	83,924,195

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.

Note: Due to changes in local market boundaries and data collection, data for areas formerly belonging to North Eastern Alberta are not available prior to November 2012.

June 2015

	2015	2014	2013	2015 YTD	2014 YTD	2013 YTD
Morinville						
Sales	33	32	28	134	161	126
Sales Volume	10,053,300	11,672,200	8,406,776	45,234,250	52,705,054	39,626,197
Average Price	304,645	364,756	300,242	337,569	327,361	314,494
Median Price	325,000	378,000	324,000	348,000	345,000	330,000
Sherwood Park						
SFD Sales	102	94	111	499	515	512
SFD Average Price	459,683	464,213	444,312	464,191	456,957	437,295
SFD Median Price	431,250	433,750	424,900	440,000	437,900	422,000
Condo Sales	29	24	34	141	140	122
Condo Average Price	327,569	330,354	307,116	321,587	319,332	280,711
Condo Median Price	317,500	308,750	282,750	308,000	306,000	266,450
Total Sales Volume	59,905,400	54,573,475	60,793,044	289,053,628	291,747,421	264,940,324
Spruce Grove						
SFD Sales	60	60	56	259	266	248
SFD Average Price	421,812	415,460	389,791	409,508	397,410	384,770
SFD Median Price	417,000	398,000	390,000	396,000	388,500	369,450
Condo Sales	6	13	8	25	59	36
Condo Average Price	263,025	219,057	207,619	241,290	235,808	228,490
Condo Median Price	256,500	256,500	204,975	229,000	230,000	219,000
Total Sales Volume	29,202,188	30,614,755	26,580,250	132,151,118	135,990,187	118,094,509
St. Albert						
SFD Sales	98	108	110	447	495	493
SFD Average Price	476,141	480,636	456,961	482,953	475,268	448,249
SFD Median Price	453,750	442,000	419,900	453,000	436,900	414,900
Condo Sales	18	42	33	107	152	144
Condo Average Price	274,806	259,858	286,756	278,593	265,734	264,578
Condo Median Price	262,750	250,000	268,000	285,000	252,500	250,750
Total Sales Volume	53,790,152	63,684,597	60,663,650	253,533,512	286,247,680	263,450,148
St. Paul						
Sales	12	16	19	47	62	74
Sales Volume	3,314,000	3,970,600	4,748,835	13,174,000	14,635,105	17,616,455
Average Price	276,167	248,163	249,939	280,298	236,050	238,060
Median Price	302,750	261,400	255,000	275,000	246,750	249,950
Stony Plain						
Sales	41	39	42	174	190	180
Sales Volume	14,159,049	13,729,249	14,253,117	61,447,992	65,562,161	59,367,353
Average Price	345,343	352,032	339,360	353,149	345,064	329,819
Median Price	345,000	355,000	332,500	348,750	342,000	325,850
Vegreville						
Sales	5	15	8	43	55	57
Sales Volume	936,500	3,382,800	1,427,500	9,699,450	12,750,080	12,401,005
Average Price	187,300	225,520	178,438	225,569	231,820	217,561
Median Price	170,000	217,500	185,250	229,000	225,000	220,000
Westlock						
Sales	6	11	7	30	51	37
Sales Volume	1,661,000	2,319,900	1,107,300	6,719,300	11,173,100	7,260,050
Average Price	276,833	210,900	158,186	223,977	219,080	196,218
Median Price	304,000	205,500	210,000	226,000	215,000	210,000
Wetaskiwin						
Sales	17	13	26	96	110	111
Sales Volume	4,034,100	2,631,500	5,660,290	22,870,397	24,473,757	22,946,630
Average Price	237,300	202,423	217,703	238,233	222,489	206,726
Median Price	235,000	191,000	207,000	235,000	211,500	196,500

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.

Note: Due to changes in local market boundaries and data collection, data for areas formerly belonging to North Eastern Alberta are not available prior to November 2012.

June 2015

		2015	2014	2013	2015 YTD	2014 YTD	2013 YTD
Rural¹ Sales by County							
Athabasca County	Sales	3	2	5	7	6	14
	Sales Volume	n/a	n/a	1,440,900	1,536,400	620,500	3,418,800
Bonnyville M.D.	Sales	6	17	28	38	97	112
	Sales Volume	1,669,000	7,345,184	12,546,800	14,000,750	37,498,484	40,448,923
Lac la Biche County	Sales	0	0	1	0	2	1
	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	16	6	70	66	53
	Sales Volume	5,472,000	6,593,000	2,488,000	44,392,377	32,521,275	23,874,700
Parkland County	Sales	47	64	45	227	259	244
	Sales Volume	27,181,800	31,094,900	18,768,250	111,405,530	118,971,205	101,741,142
Smoky Lake County	Sales	3	0	2	8	6	10
	Sales Volume	n/a	n/a	n/a	2,140,500	747,613	1,592,710
St. Paul County	Sales	10	11	10	38	37	39
	Sales Volume	1,766,000	3,118,900	1,814,925	8,947,100	8,149,850	5,955,725
Strathcona County	Sales	38	37	47	182	209	161
	Sales Volume	22,922,300	23,015,300	28,862,334	111,888,150	125,939,117	93,228,349
Sturgeon County	Sales	29	31	20	82	118	111
	Sales Volume	15,225,900	20,021,800	13,127,500	46,269,905	66,111,700	61,798,465
Thorhild County	Sales	0	4	3	14	11	10
	Sales Volume	n/a	n/a	n/a	3,128,400	3,462,400	1,512,120
Two Hills County	Sales	2	1	1	8	5	3
	Sales Volume	n/a	n/a	n/a	1,729,300	812,775	n/a
Vermilion River County	Sales	0	2	0	2	2	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.

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June 2015

		2015	2014	2013	2015 YTD	2014 YTD	2013 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	0	1	0	3	8
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,540,000
Bonnyville M.D.	Sales	0	1	3	3	12	13
	Sales Volume	n/a	n/a	n/a	n/a	5,937,250	7,477,700
Lac la Biche County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	1	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	3	3	4	14	26	18
	Sales Volume	n/a	n/a	n/a	11,816,500	16,420,875	13,253,900
Parkland County	Sales	3	7	3	8	31	16
	Sales Volume	n/a	5,313,900	n/a	5,933,750	18,492,300	5,292,500
Smoky Lake County	Sales	0	0	4	3	4	10
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,978,400
St. Paul County	Sales	0	3	4	5	12	16
	Sales Volume	n/a	n/a	n/a	1,258,000	3,531,000	5,357,550
Strathcona County	Sales	1	1	3	3	13	8
	Sales Volume	n/a	n/a	n/a	n/a	8,943,900	7,572,500
Sturgeon County	Sales	0	1	2	5	9	9
	Sales Volume	n/a	n/a	n/a	3,283,000	8,209,000	3,953,500
Thorhild County	Sales	0	0	1	4	5	5
	Sales Volume	n/a	n/a	n/a	n/a	1,460,000	688,500
Two Hills County	Sales	0	1	1	3	10	3
	Sales Volume	n/a	n/a	n/a	n/a	1,795,000	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 Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

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