

June 2014

	2014	2013	2012	2011	2010
Single Family Detached					
Listings / YTD	1,828 / 9,413	1,586 / 8,603	1,627 / 9,478	1,702 / 9,192	1,707 / 9,642
Sales / YTD	1,218 / 6,100	1,198 / 5,498	1,136 / 5,753	1,082 / 4,972	882 / 4,995
Sales to Listings Ratio / YTD	67% / 65%	76% / 64%	70% / 61%	64% / 54%	52% / 52%
Sales Volume	530,479,957	493,204,494	457,626,387	417,628,993	351,596,410
Sales Volume YTD	2,637,551,113	2,254,615,386	2,253,115,284	1,895,558,110	1,956,523,519
Average Sale Price	435,534	411,690	402,840	385,979	398,635
Average Sale Price YTD	432,385	410,079	391,642	381,247	391,696
Median Sale Price	412,500	380,000	372,000	365,000	359,450
Median Sale Price YTD	402,500	380,000	366,000	357,000	364,000
Average Days on Market / YTD	37 / 42	43 / 46	47 / 48	53 / 51	43 / 41
Median Days on Market / YTD	25 / 26	30 / 30	35 / 33	37 / 35	35 / 28
Condominium					
Listings / YTD	866 / 4,727	812 / 4,650	868 / 4,913	822 / 4,801	949 / 5,484
Sales / YTD	563 / 2,913	523 / 2,501	536 / 2,346	492 / 2,422	464 / 2,536
Sales to Listings Ratio / YTD	65% / 62%	64% / 54%	62% / 48%	60% / 50%	49% / 46%
Sales Volume	143,104,730	135,134,251	129,080,581	113,228,919	112,845,635
Sales Volume YTD	724,508,521	603,106,914	552,552,614	559,311,678	619,593,552
Average Sale Price	254,182	258,383	240,822	230,140	243,202
Average Sale Price YTD	248,716	241,146	235,530	230,930	244,319
Median Sale Price	239,000	240,000	227,000	218,250	228,950
Median Sale Price YTD	232,000	227,500	222,975	220,000	228,950
Average Days on Market / YTD	46 / 50	55 / 59	53 / 57	59 / 59	53 / 50
Median Days on Market / YTD	37 / 35	41 / 41	44 / 43	43 / 42	40 / 35
Duplex/Rowhouse					
Listings / YTD	203 / 1,033	169 / 896	163 / 908	142 / 757	145 / 800
Sales / YTD	140 / 743	130 / 631	91 / 532	94 / 477	65 / 438
Sales to Listings Ratio / YTD	69% / 72%	77% / 70%	56% / 59%	66% / 63%	45% / 55%
Sales Volume	48,047,768	43,830,566	28,974,880	28,260,999	19,977,873
Sales Volume YTD	251,748,422	206,841,481	168,490,010	143,145,145	140,127,915
Average Sale Price	343,198	337,158	318,405	300,649	307,352
Average Sale Price YTD	338,827	327,799	316,711	300,095	319,927
Median Sale Price	335,000	317,750	302,000	292,000	297,500
Median Sale Price YTD	327,500	314,500	302,000	292,000	299,900
Average Days on Market / YTD	40 / 42	47 / 52	51 / 50	47 / 51	44 / 42
Median Days on Market / YTD	24 / 28	33 / 35	41 / 36	38 / 36	35 / 26
Total Residential²					
Listings / YTD	2,963 / 15,582	2,627 / 14,505	2,731 / 15,755	2,740 / 15,168	2,896 / 16,424
Sales / YTD	1,961 / 9,961	1,894 / 8,849	1,800 / 8,791	1,693 / 7,995	1,438 / 8,116
Sales to Listings Ratio / YTD	66% / 64%	72% / 61%	66% / 56%	62% / 53%	50% / 49%
Sales Volume	729,176,055	677,925,016	621,399,996	562,895,179	488,197,353
Sales Volume YTD	3,649,017,059	3,100,088,887	2,999,800,651	2,613,596,860	2,737,232,935
Average Sale Price	371,839	357,933	345,222	332,484	339,497
Average Sale Price YTD	366,330	350,332	341,235	326,904	337,264
Median Sale Price	359,000	337,250	325,250	315,400	315,000
Median Sale Price YTD	348,000	332,000	325,000	311,500	320,000
Average Days on Market / YTD	41 / 45	47 / 51	49 / 51	54 / 54	47 / 45
Median Days on Market / YTD	28 / 29	33 / 34	38 / 36	39 / 37	37 / 31

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 2014

	2014	2013	2012	2011	2010
Acreeage with Home					
Listings / YTD	267 / 1,289	208 / 1,195	225 / 1,311	256 / 1,228	230 / 1,176
Sales / YTD	115 / 529	94 / 458	104 / 496	69 / 347	77 / 354
Sales to Listings Ratio / YTD	43% / 41%	45% / 38%	46% / 38%	27% / 28%	33% / 30%
Sales Volume	71,489,800	55,857,184	58,236,300	40,616,150	35,661,049
Sales Volume YTD	310,374,502	253,869,939	275,317,251	190,389,974	186,806,053
Average Sale Price	621,650	594,225	559,964	588,640	463,131
Average Sale Price YTD	586,719	554,301	555,075	548,674	527,701
Median Sale Price	547,000	561,250	516,750	535,000	450,000
Median Sale Price YTD	548,000	515,000	524,000	494,000	485,000
Average Days on Market / YTD	68 / 72	61 / 71	73 / 71	74 / 71	60 / 67
Median Days on Market / YTD	39 / 43	51 / 49	46 / 51	67 / 55	55 / 48
Vacant Acreeage and Recreational					
Listings / YTD	73 / 512	63 / 458	111 / 495	122 / 515	99 / 690
Sales / YTD	24 / 112	18 / 101	13 / 93	39 / 126	23 / 132
Sales to Listings Ratio / YTD	33% / 22%	29% / 22%	12% / 19%	32% / 24%	23% / 19%
Sales Volume	4,339,300	4,684,000	3,326,172	7,189,150	4,563,450
Sales Volume YTD	27,387,995	22,897,917	22,583,085	26,680,038	27,998,652
Average Sale Price	180,804	260,222	255,859	184,337	198,411
Average Sale Price YTD	244,536	226,712	242,829	211,746	212,111
Median Sale Price	162,500	254,250	170,000	145,000	170,000
Median Sale Price YTD	202,300	210,000	226,000	179,250	203,500
Average Days on Market / YTD	225 / 190	139 / 179	46 / 190	147 / 154	112 / 133
Median Days on Market / YTD	65 / 101	102 / 99	29 / 133	168 / 134	66 / 72
Recreational with Home					
Listings / YTD	4 / 26	6 / 42	19 / 69	13 / 60	13 / 61
Sales / YTD	5 / 8	6 / 11	6 / 12	7 / 8	4 / 11
Sales to Listings Ratio / YTD	125% / 31%	100% / 26%	32% / 17%	54% / 13%	31% / 18%
Sales Volume	2,204,000	2,704,900	2,243,000	2,912,400	1,568,738
Sales Volume YTD	3,263,900	4,049,800	4,876,900	3,687,400	5,686,238
Average Sale Price	440,800	450,817	373,833	416,057	392,185
Average Sale Price YTD	407,988	368,164	406,408	460,925	516,931
Median Sale Price	375,000	396,000	301,000	375,000	321,469
Median Sale Price YTD	412,500	283,000	392,500	387,450	475,000
Average Days on Market / YTD	41 / 50	32 / 34	51 / 74	96 / 110	104 / 69
Median Days on Market / YTD	50 / 52	34 / 35	53 / 49	51 / 66	61 / 62
Total Rural²					
Listings / YTD	344 / 1,827	277 / 1,695	355 / 1,875	391 / 1,803	342 / 1,927
Sales / YTD	144 / 649	118 / 570	123 / 601	115 / 481	104 / 497
Sales to Listings Ratio / YTD	42% / 36%	43% / 34%	35% / 32%	29% / 27%	30% / 26%
Sales Volume	78,033,100	63,246,084	63,805,472	50,717,700	41,793,237
Sales Volume YTD	341,026,397	280,817,656	302,777,236	220,757,412	220,490,943
Average Sale Price	541,897	535,984	518,744	441,023	401,858
Average Sale Price YTD	525,464	492,663	503,789	458,955	443,644
Median Sale Price	515,500	501,600	495,000	380,000	395,500
Median Sale Price YTD	495,000	470,000	478,500	425,000	420,000
Average Days on Market / YTD	93 / 92	71 / 89	69 / 90	100 / 93	73 / 85
Median Days on Market / YTD	41 / 48	50 / 54	44 / 57	73 / 60	60 / 53

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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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	2014	2013	2012	2011	2010
Land					
Listings / YTD	18 / 64	29 / 102	30 / 114	14 / 83	9 / 101
Sales / YTD	2 / 8	2 / 11	5 / 24	2 / 11	3 / 12
Sales to Listings Ratio / YTD	11% / 13%	7% / 11%	17% / 21%	14% / 13%	33% / 12%
Sales Volume	1,275,100	3,282,500	2,477,400	608,000	3,550,000
Sales Volume YTD	16,810,100	14,682,000	18,651,400	7,959,000	15,492,000
Average Sale Price	637,550	1,641,250	495,480	304,000	1,183,333
Average Sale Price YTD	2,101,263	1,334,727	777,142	723,545	1,291,000
Median Sale Price	637,550	1,641,250	232,000	304,000	850,000
Median Sale Price YTD	762,550	640,000	507,500	345,000	850,000
Average Days on Market / YTD	187 / 231	140 / 263	184 / 150	163 / 304	176 / 147
Median Days on Market / YTD	187 / 239	140 / 186	189 / 126	163 / 245	101 / 111
Investment					
Listings / YTD	16 / 137	19 / 136	23 / 145	30 / 155	43 / 158
Sales / YTD	7 / 43	8 / 39	7 / 54	5 / 41	5 / 33
Sales to Listings Ratio / YTD	44% / 31%	42% / 29%	30% / 37%	17% / 26%	12% / 21%
Sales Volume	4,223,287	8,295,300	5,105,882	5,197,000	5,301,500
Sales Volume YTD	34,172,517	27,960,625	36,869,349	24,202,091	19,846,846
Average Sale Price	603,327	1,036,913	729,412	1,039,400	1,060,300
Average Sale Price YTD	794,710	716,939	682,766	590,295	601,420
Median Sale Price	447,000	491,000	525,000	372,000	403,500
Median Sale Price YTD	468,250	328,500	415,000	350,000	399,000
Average Days on Market / YTD	147 / 166	131 / 170	99 / 152	119 / 132	153 / 127
Median Days on Market / YTD	185 / 129	86 / 87	57 / 96	109 / 108	177 / 91
Multi Family					
Listings / YTD	4 / 33	11 / 64	12 / 50	7 / 46	6 / 44
Sales / YTD	6 / 19	7 / 19	1 / 20	1 / 10	1 / 12
Sales to Listings Ratio / YTD	150% / 58%	64% / 30%	8% / 40%	14% / 22%	17% / 27%
Sales Volume	8,778,500	4,151,500	492,500	710,000	2,079,000
Sales Volume YTD	28,893,300	18,893,684	21,084,100	8,482,000	9,841,500
Average Sale Price	1,463,083	593,071	492,500	710,000	2,079,000
Average Sale Price YTD	1,520,700	994,404	1,054,205	848,200	820,125
Median Sale Price	1,498,500	564,000	492,500	710,000	2,079,000
Median Sale Price YTD	1,520,000	750,000	873,500	760,000	621,750
Average Days on Market / YTD	78 / 105	60 / 72	48 / 83	61 / 113	147 / 116
Median Days on Market / YTD	56 / 82	60 / 60	48 / 80	61 / 59	147 / 111
Hotel/Motel					
Listings / YTD	1 / 2	1 / 3	0 / 1	0 / 2	1 / 3
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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June 2014

	2014	2013	2012	2011	2010
Business					
Listings / YTD	36 / 164	23 / 161	26 / 186	30 / 170	33 / 180
Sales / YTD	2 / 24	4 / 30	6 / 28	2 / 19	3 / 30
Sales to Listings Ratio / YTD	6% / 15%	17% / 19%	23% / 15%	7% / 11%	9% / 17%
Sales Volume	2,175,000	652,000	708,500	123,000	147,000
Sales Volume YTD	6,512,000	3,896,043	5,307,326	4,069,000	2,852,750
Average Sale Price	1,087,500	163,000	118,083	61,500	49,000
Average Sale Price YTD	271,333	129,868	189,547	214,158	95,092
Median Sale Price	1,087,500	125,000	114,000	61,500	57,000
Median Sale Price YTD	87,000	96,000	109,500	80,000	71,750
Average Days on Market / YTD	132 / 168	100 / 99	149 / 129	37 / 95	150 / 129
Median Days on Market / YTD	132 / 101	116 / 89	81 / 109	37 / 57	95 / 95
Lease					
Listings / YTD	17 / 101	8 / 99	25 / 107	14 / 112	31 / 99
Sales / YTD	4 / 35	4 / 34	7 / 36	7 / 40	7 / 31
Sales to Listings Ratio / YTD	24% / 35%	50% / 34%	28% / 34%	50% / 36%	23% / 31%
Sales Volume	865,310	289,973	780,494	610,980	1,030,628
Sales Volume YTD	4,062,792	4,429,281	8,182,342	5,224,957	3,165,372
Average Sale Price	216,328	72,493	111,499	87,283	147,233
Average Sale Price YTD	116,080	130,273	227,287	130,624	102,109
Median Sale Price	159,300	62,283	72,250	94,380	33,300
Median Sale Price YTD	76,950	117,450	100,800	93,090	49,950
Average Days on Market / YTD	92 / 124	129 / 162	149 / 126	117 / 114	117 / 107
Median Days on Market / YTD	70 / 102	97 / 78	110 / 84	71 / 83	85 / 85
Farms					
Listings / YTD	13 / 176	33 / 193	30 / 228	53 / 251	48 / 253
Sales / YTD	7 / 71	11 / 50	13 / 58	12 / 38	11 / 58
Sales to Listings Ratio / YTD	54% / 40%	33% / 26%	43% / 25%	23% / 15%	23% / 23%
Sales Volume	3,674,000	6,606,000	6,816,500	6,721,500	5,981,400
Sales Volume YTD	40,562,675	29,939,900	31,888,022	19,732,460	25,912,399
Average Sale Price	524,857	600,545	524,346	560,125	543,764
Average Sale Price YTD	571,305	598,798	549,793	519,275	446,766
Median Sale Price	520,000	470,000	540,000	442,500	365,000
Median Sale Price YTD	530,000	465,000	546,675	447,500	356,000
Average Days on Market / YTD	120 / 144	131 / 129	104 / 125	99 / 116	61 / 75
Median Days on Market / YTD	60 / 89	80 / 85	78 / 93	37 / 50	53 / 55
Total Commercial²					
Listings / YTD	105 / 677	124 / 758	146 / 832	150 / 821	171 / 837
Sales / YTD	28 / 200	36 / 183	39 / 220	29 / 159	30 / 176
Sales to Listings Ratio / YTD	27% / 30%	29% / 24%	27% / 26%	19% / 19%	18% / 21%
Sales Volume	20,991,197	23,277,273	16,381,276	13,970,480	18,089,528
Sales Volume YTD	131,013,384	99,801,533	121,982,539	69,669,508	77,110,867
Average Sale Price	749,686	646,591	420,033	481,741	602,984
Average Sale Price YTD	655,067	545,364	554,466	438,173	438,130
Median Sale Price	495,800	383,000	339,000	292,000	344,000
Median Sale Price YTD	421,625	300,000	395,000	290,000	302,125
Average Days on Market / YTD	119 / 148	114 / 141	127 / 131	106 / 130	113 / 107
Median Days on Market / YTD	88 / 99	79 / 86	85 / 96	64 / 79	79 / 81

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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 2014

Year	Month	Residential ²	Rural ³	Commercial ⁴	Total Actives
2010	January	3,722	830	567	5,119
	February	4,298	989	601	5,888
	March	5,404	1,118	644	7,166
	April	6,405	1,354	687	8,446
	May	7,024	1,453	693	9,170
	June	7,333	1,504	726	9,563
	July	7,298	1,528	769	9,595
	August	6,879	1,442	776	9,097
	September	6,481	1,320	790	8,591
	October	6,015	1,196	737	7,948
	November	5,354	1,093	768	7,215
	December	4,079	845	609	5,533
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

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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 2014

Year	Month	Residential ²		Rural ³		Commercial ⁴		Total	
		Listed	Sold	Listed	Sold	Listed	Sold	Listed	Sold
2010	January	1,826	829	206	35	127	25	2,159	889
	February	2,164	1,158	271	71	116	15	2,551	1,244
	March	3,152	1,468	347	76	162	33	3,661	1,577
	April	3,297	1,644	427	108	145	42	3,869	1,794
	May	3,089	1,579	334	103	116	31	3,539	1,713
	June	2,896	1,438	342	104	171	30	3,409	1,572
	July	2,449	1,228	296	77	167	28	2,912	1,333
	August	2,286	1,130	265	81	124	27	2,675	1,238
	September	2,220	1,102	269	93	174	41	2,663	1,236
	October	1,938	1,015	193	64	113	39	2,244	1,118
	November	1,552	1,018	142	46	150	37	1,844	1,101
	December	941	730	88	37	61	19	1,090	786
	Total		27,810	14,339	3,180	895	1,626	367	32,616
2011	January	1,849	718	173	33	116	18	2,138	769
	February	2,245	1,023	228	50	121	21	2,594	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	2,534	1,384	313	72	151	26	2,998	1,482
	August	2,521	1,397	288	74	139	27	2,948	1,498
	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		26,716	14,891	3,105	915	1,562	348	31,383
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	2,754	1,655	298	111	135	40	3,187	1,806
	May	3,137	1,876	400	144	140	51	3,677	2,071
	June	2,731	1,800	355	123	146	39	3,232	1,962
	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	1,258	209	82	121	34	2,212	1,374
	November	1,306	1,010	113	59	114	40	1,533	1,109
	December	787	668	103	37	73	33	963	738
	Total		26,475	15,812	3,104	1,044	1,481	410	31,060
2013	January	1,767	915	243	59	124	28	2,134	1,002
	February	1,950	1,063	207	65	127	26	2,284	1,154
	March	2,369	1,500	249	84	112	31	2,730	1,615
	April	2,695	1,629	368	106	114	26	3,177	1,761
	May	3,097	1,848	351	138	157	36	3,605	2,022
	June	2,627	1,894	277	118	124	36	3,028	2,048
	July	2,457	1,835	317	121	108	34	2,882	1,990
	August	2,213	1,651	255	101	131	33	2,599	1,785
	September	2,029	1,436	210	109	113	29	2,352	1,574
	October	1,775	1,419	202	99	105	42	2,082	1,560
	November	1,335	1,118	105	64	101	39	1,541	1,221
	December	779	771	80	37	65	34	924	842
	Total		25,093	17,079	2,864	1,101	1,381	394	29,338
2014	January	1,791	899	217	50	113	35	2,121	984
	February	1,912	1,224	219	65	89	33	2,220	1,322
	March	2,548	1,688	293	92	142	21	2,983	1,801
	April	2,979	1,999	339	121	109	43	3,427	2,163
	May	3,389	2,190	415	177	119	40	3,923	2,407
	June	2,963	1,961	344	144	105	28	3,412	2,133
	Total		15,582	9,961	1,827	649	677	200	18,086

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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 2014

Year	Month	Single Family	Condominium	Duplex/Rowhouse	Residential ²
2010	January	369,042	240,524	305,752	316,506
	February	378,325	230,072	322,674	320,369
	March	396,710	250,860	326,350	347,260
	April	394,758	250,503	326,549	342,574
	May	397,631	246,866	322,907	343,696
	June	398,635	243,202	307,352	339,497
	July	388,677	237,262	303,212	333,216
	August	383,948	233,376	365,996	332,245
	September	377,428	235,290	311,287	327,169
	October	375,536	234,470	301,403	321,777
	November	372,980	226,772	319,067	323,839
	December	365,038	224,719	319,814	313,300
	YTD Average	385,868	239,288	319,564	332,476
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	327,865
	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	327,795
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	396,864	247,499	313,328	352,143
	June	402,840	240,822	318,405	345,222
	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	387,921	230,952	310,072	332,232
	November	394,707	225,135	310,769	334,702
	December	405,274	227,268	327,481	341,891
	YTD Average	393,043	233,270	313,686	339,197
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	403,701	244,261	323,698	349,408
	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	407,410	242,733	338,801	350,346
	October	395,972	237,360	326,537	336,812
	November	406,587	242,371	323,345	347,112
	December	421,473	234,308	356,180	348,230
	YTD Average	409,682	241,248	330,535	349,012
2014	January	414,040	234,143	336,154	349,284
	February	433,252	238,376	338,024	363,310
	March	434,139	248,822	329,897	363,713
	April	428,717	252,265	332,004	365,851
	May	438,506	252,632	349,214	372,538
	June	435,534	254,182	343,198	371,839

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

June 2014

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2010	January	3,722	830	567	2,684	263
	February	4,298	989	601	3,109	272
	March	5,404	1,118	644	3,926	290
	April	6,405	1,354	687	4,609	292
	May	7,024	1,453	693	5,077	292
	June	7,333	1,504	726	5,361	307
	July	7,298	1,528	769	5,415	337
	August	6,879	1,442	776	5,086	352
	September	6,481	1,320	790	4,788	384
	October	6,015	1,196	737	4,393	375
	November	5,354	1,093	768	3,894	433
	December	4,079	845	609	2,911	343
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

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June 2014

		2014	2013	2012	2014 YTD	2013 YTD	2012 YTD
Single Family Detached							
Northwest	Sales	51	49	36	232	193	180
	Average	384,244	326,238	326,176	375,482	341,528	324,550
	Median	370,000	318,000	304,000	350,000	317,000	295,750
North Central	Sales	197	171	174	986	788	863
	Average	392,601	355,434	360,622	390,559	357,528	354,296
	Median	380,000	344,000	362,000	378,500	345,000	344,000
Northeast	Sales	46	46	61	267	230	289
	Average	347,625	307,609	311,918	326,251	311,727	295,608
	Median	345,000	301,250	301,000	311,500	307,750	279,000
Central	Sales	35	42	34	189	170	179
	Average	269,900	260,226	240,847	269,805	260,064	245,135
	Median	292,000	236,000	232,000	248,000	235,750	228,000
West	Sales	89	111	94	481	445	442
	Average	496,127	487,763	485,460	497,249	488,399	464,660
	Median	446,000	394,200	388,000	435,000	405,000	388,625
Southwest	Sales	129	151	133	661	657	670
	Average	545,231	499,704	551,508	552,356	522,988	504,303
	Median	500,000	467,000	468,500	490,000	461,500	447,625
Southeast	Sales	178	140	167	790	763	764
	Average	400,010	386,626	367,468	393,569	370,345	357,635
	Median	391,925	364,000	352,500	377,250	358,500	345,000
Anthony Henday	Sales	138	123	115	717	597	625
	Average	504,547	495,291	465,991	518,341	488,803	461,210
	Median	473,450	451,000	453,000	472,000	452,000	430,000
City of Edmonton Total	Sales	863	833	814	4,323	3,843	4,012
	Average	437,654	415,954	412,342	438,852	416,051	398,365
	Median	410,000	379,000	373,500	405,000	380,000	367,000
Condominiums							
Northwest	Sales	15	7	21	80	66	65
	Average	191,827	256,786	225,936	226,572	214,904	195,122
	Median	171,500	200,000	146,500	216,213	173,000	163,500
North Central	Sales	73	74	70	389	360	296
	Average	234,350	223,663	219,649	221,297	198,784	217,905
	Median	232,500	214,500	218,000	210,000	192,000	213,200
Northeast	Sales	25	19	35	186	136	154
	Average	199,132	196,968	192,444	190,387	191,828	191,162
	Median	198,000	204,000	189,800	192,000	200,000	195,000
Central	Sales	91	85	94	486	407	416
	Average	279,427	284,415	252,240	271,768	270,223	247,624
	Median	260,000	275,000	226,500	255,000	260,000	227,500
West	Sales	50	35	50	240	218	235
	Average	230,259	246,615	244,576	229,773	214,273	220,221
	Median	205,250	217,000	213,750	212,000	201,000	205,000
Southwest	Sales	81	98	95	431	399	359
	Average	283,218	292,022	264,441	282,535	276,727	261,084
	Median	274,500	285,000	245,000	268,000	270,000	249,000
Southeast	Sales	70	63	65	354	290	283
	Average	256,218	243,098	229,488	233,083	231,501	221,255
	Median	248,500	217,500	215,000	220,000	217,250	210,000
Anthony Henday	Sales	73	63	43	360	290	209
	Average	262,735	269,028	266,123	265,054	264,268	269,304
	Median	240,000	248,500	255,000	248,450	251,625	257,000
City of Edmonton Total	Sales	478	444	473	2,526	2,166	2,017
	Average	255,146	260,766	241,600	248,041	241,327	235,010
	Median	238,000	241,200	226,000	229,900	228,000	220,000

n/a = insufficient data

June 2014

	2014	2013	2012	2011	2010
Edmonton City Monthly					
Listings	2,327	2,071	2,197	2,180	2,331
Sales	1,492	1,415	1,395	1,287	1,109
Sales Volume	554,878,357	514,214,223	485,025,186	429,407,755	379,066,646
Edmonton City Year to Date					
Listings	12,163	11,335	12,331	11,854	12,854
Sales	7,613	6,685	6,637	6,090	6,316
Sales Volume	2,808,910,160	2,355,217,899	2,290,138,564	1,995,105,073	2,127,209,481
Edmonton City Month End Active Inventory					
Residential	4,293	4,523	4,844	4,779	5,361
Commercial	262	315	319	337	307
TOTAL	4,555	4,838	5,163	5,116	5,668
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Edmonton CMA Monthly					
Listings	3,412	3,028	3,232	3,281	3,409
Sales	2,133	2,048	1,962	1,837	1,572
Sales Volume	828,200,352	764,448,373	701,586,744	627,583,359	548,080,118
Edmonton CMA Year to Date					
Listings	18,086	16,958	18,462	17,792	19,188
Sales	10,810	9,602	9,612	8,635	8,789
Sales Volume	4,121,056,840	3,480,708,076	3,424,560,426	2,904,023,780	3,034,834,745
Edmonton CMA Month End Active Inventory					
Residential	5,704	6,078	6,435	6,535	7,333
Rural	1,397	1,610	1,448	1,512	1,504
Commercial	636	704	738	761	726
TOTAL	7,737	8,392	8,621	8,808	9,563
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Total Board Monthly					
Listings	4,399	3,913	4,265	4,348	4,364
Sales	2,621	2,557	2,443	2,293	1,927
Sales Volume	991,625,921	925,792,171	844,007,397	760,168,665	646,670,415
Total Board Year to Date					
Listings	23,218	21,893	24,039	23,116	24,563
Sales	13,191	11,993	11,922	10,608	10,748
Sales Volume	4,897,528,599	4,216,224,037	4,110,126,801	3,477,227,902	3,588,666,078

June 2014

		2014	2013	2012	2014 YTD	2013 YTD	2012 YTD
Barrhead	Sales	7	0	2	30	28	34
	Sales Volume	1,461,000	n/a	n/a	6,387,500	6,169,000	6,569,500
	Average Price	208,714	n/a	n/a	212,917	220,321	193,221
	Median Price	228,000	n/a	n/a	221,500	216,000	195,000
Beaumont	Sales	35	29	33	207	155	200
	Sales Volume	16,620,000	13,038,400	14,052,147	93,764,842	67,961,128	80,790,874
	Average Price	474,857	449,600	425,823	452,970	438,459	403,954
	Median Price	480,000	445,000	420,000	448,500	440,000	400,000
Bonnyville	Sales	14	12	18	58	74	85
	Sales Volume	4,862,500	4,012,300	5,159,300	19,656,050	24,685,859	24,883,050
	Average Price	347,321	334,358	286,628	338,897	333,593	292,742
	Median Price	315,000	343,250	311,250	363,750	341,500	315,000
Cold Lake	Sales	50	57	91	221	300	314
	Sales Volume	21,582,700	21,142,550	29,084,764	87,132,827	108,130,202	100,693,798
	Average Price	431,654	370,922	319,613	394,266	360,434	320,681
	Median Price	422,500	378,000	323,000	395,000	369,450	319,950
Devon	Sales	10	10	13	51	49	74
	Sales Volume	3,460,950	2,754,150	3,823,500	17,142,250	15,573,500	22,411,409
	Average Price	346,095	275,415	294,115	336,123	317,827	302,857
	Median Price	346,150	255,500	300,000	337,000	315,000	304,500
Drayton Valley	Sales	15	20	13	97	99	75
	Sales Volume	4,132,200	5,287,200	3,480,645	27,813,900	26,080,850	20,439,245
	Average Price	275,480	264,360	267,742	286,741	263,443	272,523
	Median Price	295,000	288,500	295,000	295,000	287,000	294,000
Fort Saskatchewan	SFD Sales	40	50	42	198	194	184
	SFD Average Price	442,626	414,180	398,133	431,153	403,791	386,172
	SFD Median Price	425,975	401,000	384,500	420,500	399,350	381,000
	Condo Sales	10	17	9	47	57	44
	Condo Average Price	234,490	197,437	175,775	247,684	210,087	221,188
	Condo Median Price	228,000	206,304	175,000	233,000	206,304	213,550
	Total Sales Volume	24,381,318	27,960,251	19,716,275	111,424,118	106,922,990	93,697,458
Gibbons	Sales	3	4	16	35	32	51
	Sales Volume	n/a	n/a	5,205,550	11,314,100	9,646,600	14,502,750
	Average Price	n/a	n/a	325,347	323,260	301,456	284,368
	Median Price	n/a	n/a	288,375	295,600	295,000	265,000
Leduc	SFD Sales	42	36	41	233	175	189
	SFD Average Price	411,289	374,918	370,930	376,950	376,440	360,307
	SFD Median Price	390,450	343,250	364,000	356,900	358,500	356,000
	Condo Sales	6	6	6	41	37	41
	Condo Average Price	255,583	235,656	256,825	256,724	235,190	248,607
	Condo Median Price	243,250	216,450	246,500	230,000	215,000	245,000
	Total Sales Volume	20,176,550	16,348,887	18,248,300	108,268,599	83,924,195	83,794,921

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 2014

	2014	2013	2012	2014 YTD	2013 YTD	2012 YTD
Morinville						
Sales	28	28	22	157	126	131
Sales Volume	10,147,700	8,406,776	6,249,790	51,180,554	39,626,197	40,560,540
Average Price	362,418	300,242	284,081	325,991	314,494	309,622
Median Price	378,000	324,000	254,095	335,000	330,000	320,000
Sherwood Park						
SFD Sales	87	111	99	508	512	515
SFD Average Price	463,593	444,312	437,578	456,750	437,295	417,150
SFD Median Price	435,000	424,900	420,000	437,950	422,000	395,000
Condo Sales	23	34	16	139	122	104
Condo Average Price	333,391	307,116	306,063	319,756	280,711	287,110
Condo Median Price	310,000	282,750	292,750	306,000	266,450	291,103
Total Sales Volume	51,009,575	60,793,044	50,934,653	288,183,521	264,940,324	257,639,256
Spruce Grove						
SFD Sales	58	56	48	264	248	276
SFD Average Price	414,512	389,791	378,921	397,065	384,770	372,174
SFD Median Price	395,000	390,000	362,700	387,750	369,450	360,000
Condo Sales	11	8	6	57	36	30
Condo Average Price	218,759	207,619	252,742	236,339	228,490	230,227
Condo Median Price	256,500	204,975	242,500	230,000	219,000	215,750
Total Sales Volume	29,287,455	26,580,250	20,139,650	134,662,887	118,094,509	117,868,243
St. Albert						
SFD Sales	100	110	77	487	493	464
SFD Average Price	483,472	456,961	416,020	475,763	448,249	431,653
SFD Median Price	438,750	419,900	395,000	436,000	414,900	400,000
Condo Sales	41	33	28	151	144	125
Condo Average Price	258,515	286,756	263,685	265,408	264,578	257,279
Condo Median Price	245,000	268,000	270,000	251,000	250,750	248,000
Total Sales Volume	59,808,175	60,663,650	40,912,979	282,371,258	263,450,148	238,734,479
St. Paul						
Sales	16	19	19	62	74	70
Sales Volume	3,970,600	4,748,835	5,170,195	14,635,105	17,616,455	17,093,095
Average Price	248,163	249,939	272,116	236,050	238,060	244,187
Median Price	261,400	255,000	277,500	246,750	249,950	252,500
Stony Plain						
Sales	38	42	30	190	180	169
Sales Volume	13,366,749	14,253,117	9,447,300	65,374,661	59,367,353	51,384,768
Average Price	351,757	339,360	314,910	344,077	329,819	304,052
Median Price	349,750	332,500	303,250	339,950	325,850	310,500
Vegreville						
Sales	15	8	5	55	57	40
Sales Volume	3,382,800	1,427,500	1,039,000	12,750,080	12,401,005	8,616,500
Average Price	225,520	178,438	207,800	231,820	217,561	215,413
Median Price	217,500	185,250	230,000	225,000	220,000	188,000
Westlock						
Sales	11	7	9	51	37	40
Sales Volume	2,319,900	1,107,300	1,866,500	11,173,100	7,260,050	8,283,500
Average Price	210,900	158,186	207,389	219,080	196,218	207,088
Median Price	205,500	210,000	219,000	215,000	210,000	193,500
Wetaskiwin						
Sales	12	26	18	109	111	93
Sales Volume	2,465,500	5,660,290	4,043,346	24,307,757	22,946,630	20,879,216
Average Price	205,458	217,703	224,630	223,007	206,726	224,508
Median Price	191,750	207,000	225,000	215,000	196,500	225,000

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.

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 2014

		2014	2013	2012	2014 YTD	2013 YTD	2012 YTD
Rural¹ Sales by County							
Athabasca County	Sales	2	5	0	6	14	14
	Sales Volume	n/a	1,440,900	n/a	620,500	3,418,800	1,903,399
Bonnyville M.D.	Sales	17	28	21	97	112	121
	Sales Volume	7,345,184	12,546,800	4,559,800	37,498,484	40,448,923	34,887,972
Lac la Biche County	Sales	0	1	0	2	1	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	16	6	12	66	53	70
	Sales Volume	6,593,000	2,488,000	6,123,400	32,521,275	23,874,700	31,556,250
Parkland County	Sales	61	45	53	257	244	247
	Sales Volume	30,021,000	18,768,250	21,736,900	118,072,305	101,741,142	112,839,701
Smoky Lake County	Sales	0	2	1	6	10	8
	Sales Volume	n/a	n/a	n/a	747,613	1,592,710	2,013,000
St. Paul County	Sales	11	10	9	37	39	25
	Sales Volume	3,118,900	1,814,925	686,400	8,149,850	5,955,725	3,776,900
Strathcona County	Sales	36	47	43	208	161	185
	Sales Volume	21,715,300	28,862,334	26,298,172	124,639,117	93,228,349	104,598,447
Sturgeon County	Sales	31	20	15	118	111	99
	Sales Volume	19,703,800	13,127,500	9,647,000	65,793,700	61,798,465	53,782,838
Thorhild County	Sales	3	3	0	10	10	4
	Sales Volume	n/a	n/a	n/a	3,252,400	1,512,120	n/a
Two Hills County	Sales	1	1	0	5	3	4
	Sales Volume	n/a	n/a	n/a	812,775	n/a	n/a
Vermilion River County	Sales	2	0	0	2	0	1
	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 2014

		2014	2013	2012	2014 YTD	2013 YTD	2012 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	0	1	0	3	8	4
	Sales Volume	n/a	n/a	n/a	n/a	1,540,000	n/a
Bonnyville M.D.	Sales	1	3	0	12	13	6
	Sales Volume	n/a	n/a	n/a	5,937,250	7,477,700	1,238,000
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	2	4	7	25	18	27
	Sales Volume	n/a	n/a	4,015,000	15,420,875	13,253,900	13,742,500
Parkland County	Sales	6	3	2	30	16	14
	Sales Volume	5,084,000	n/a	n/a	18,262,400	5,292,500	10,837,900
Smoky Lake County	Sales	0	4	1	4	10	5
	Sales Volume	n/a	n/a	n/a	n/a	1,978,400	769,500
St. Paul County	Sales	2	4	1	11	16	14
	Sales Volume	n/a	n/a	n/a	3,081,000	5,357,550	4,932,300
Strathcona County	Sales	0	3	3	10	8	11
	Sales Volume	n/a	n/a	n/a	7,275,400	7,572,500	6,830,425
Sturgeon County	Sales	0	2	2	7	9	15
	Sales Volume	n/a	n/a	n/a	7,254,000	3,953,500	8,645,922
Thorhild County	Sales	0	1	3	5	5	7
	Sales Volume	n/a	n/a	n/a	1,460,000	688,500	2,135,000
Two Hills County	Sales	1	1	1	10	3	4
	Sales Volume	n/a	n/a	n/a	1,795,000	n/a	n/a
Vermilion River County	Sales	0	0	0	0	0	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

¹ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

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