

August 2015

	2015	2014	2013	2012	2011
Edmonton City Monthly					
Listings	2,283	1,846	1,698	1,794	2,019
Sales	1,135	1,324	1,273	1,025	1,089
Sales Volume	426,088,496	488,470,985	445,468,345	349,485,405	355,063,397
Edmonton City Year to Date					
Listings	18,527	16,141	14,958	16,011	15,903
Sales	9,537	10,632	9,339	8,818	8,257
Sales Volume	3,582,241,029	3,916,751,558	3,292,155,274	3,032,139,487	2,711,335,285
Edmonton City Month End Active Inventory					
Residential	5,493	4,017	4,123	4,524	4,791
Commercial	280	251	299	327	389
TOTAL	5,773	4,268	4,422	4,851	5,180
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Edmonton CMA Monthly					
Listings	3,281	2,703	2,598	2,698	2,948
Sales	1,592	1,825	1,785	1,470	1,499
Sales Volume	619,944,713	695,908,803	657,366,353	516,109,515	504,036,094
Edmonton CMA Year to Date					
Listings	26,804	23,930	22,441	23,983	23,741
Sales	13,522	15,022	13,376	12,700	11,616
Sales Volume	5,245,356,191	5,717,807,155	4,861,500,506	4,508,189,117	3,915,906,961
Edmonton CMA Month End Active Inventory					
Residential	7,227	5,334	5,557	6,021	6,462
Rural	1,329	1,397	1,660	1,439	1,578
Commercial	608	589	704	746	823
TOTAL	9,164	7,320	7,921	8,206	8,863
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Total Board Monthly					
Listings	3,929	3,455	3,282	3,539	3,812
Sales	1,988	2,235	2,188	1,826	1,887
Sales Volume	739,860,188	822,955,665	776,624,693	614,571,817	613,057,921
Total Board Year to Date					
Listings	33,442	30,698	28,904	31,263	30,886
Sales	16,276	18,390	16,649	15,796	14,352
Sales Volume	6,141,736,526	6,813,225,448	5,859,607,526	5,421,438,729	4,710,058,643

August 2015

	2015	2014	2013	2012	2011
Single Family Detached					
Listings / YTD	2,018 / 16,885	1,652 / 15,086	1,632 / 14,053	1,665 / 14,764	1,868 / 14,745
Sales / YTD	1,083 / 9,081	1,228 / 10,134	1,200 / 9,403	998 / 8,873	1,034 / 7,894
Sales to Listings Ratio / YTD	54% / 54%	74% / 67%	74% / 67%	60% / 60%	55% / 54%
Sales Volume	456,809,020	514,067,237	480,707,464	383,976,936	382,917,163
Sales Volume YTD	3,887,440,730	4,250,092,639	3,739,937,960	3,398,224,841	2,958,045,911
Condominium					
Listings / YTD	963 / 7,962	780 / 6,750	735 / 6,475	714 / 6,754	766 / 6,710
Sales / YTD	467 / 3,823	525 / 4,372	558 / 3,850	417 / 3,422	458 / 3,515
Sales to Listings Ratio / YTD	48% / 48%	67% / 65%	76% / 59%	58% / 51%	60% / 52%
Sales Volume	120,273,859	138,311,216	137,457,688	98,390,747	105,804,089
Sales Volume YTD	983,461,595	1,112,303,576	937,872,176	814,088,615	824,847,987
Duplex/Rowhouse					
Listings / YTD	231 / 1,981	163 / 1,515	140 / 1,304	153 / 1,341	151 / 1,140
Sales / YTD	135 / 1,184	144 / 1,135	120 / 955	98 / 798	86 / 692
Sales to Listings Ratio / YTD	58% / 60%	88% / 75%	86% / 73%	64% / 60%	57% / 61%
Sales Volume	47,301,472	49,087,695	40,226,200	29,389,825	26,209,762
Sales Volume YTD	414,648,352	384,840,882	310,248,818	247,408,259	207,834,883
Total Residential¹					
Listings / YTD	3,312 / 27,725	2,713 / 24,254	2,588 / 22,622	2,752 / 24,412	2,978 / 24,086
Sales / YTD	1,725 / 14,407	1,961 / 16,082	1,917 / 14,637	1,588 / 13,866	1,653 / 12,754
Sales to Listings Ratio / YTD	52% / 52%	72% / 66%	74% / 65%	58% / 57%	56% / 53%
Sales Volume	628,392,626	708,027,098	661,927,752	528,159,084	534,305,114
Sales Volume YTD	5,328,133,865	5,810,090,945	5,046,686,015	4,650,710,578	4,139,899,543
Acreage with Home					
Listings / YTD	330 / 3,131	362 / 3,167	300 / 2,879	335 / 2,976	340 / 2,844
Sales / YTD	168 / 1,191	159 / 1,330	153 / 1,105	139 / 1,063	126 / 810
Sales to Listings Ratio / YTD	51% / 38%	44% / 42%	51% / 38%	41% / 36%	37% / 28%
Sales Volume	81,111,700	74,072,927	67,006,688	55,334,565	48,815,780
Sales Volume YTD	588,289,251	646,319,743	513,485,595	481,378,228	351,761,204
Vacant Acreage and Recreational					
Listings / YTD	128 / 1,226	206 / 1,563	167 / 1,431	201 / 1,730	231 / 1,682
Sales / YTD	53 / 339	65 / 416	49 / 348	42 / 320	32 / 303
Sales to Listings Ratio / YTD	41% / 28%	32% / 27%	29% / 24%	21% / 18%	14% / 18%
Sales Volume	8,927,895	14,595,450	6,560,393	5,925,960	4,914,250
Sales Volume YTD	77,069,642	77,020,019	49,930,471	53,536,694	44,868,181
Recreational with Home					
Listings / YTD	14 / 152	19 / 161	18 / 205	21 / 264	33 / 320
Sales / YTD	12 / 57	6 / 57	10 / 67	13 / 72	19 / 64
Sales to Listings Ratio / YTD	86% / 38%	32% / 35%	56% / 33%	62% / 27%	58% / 20%
Sales Volume	2,678,650	1,733,700	3,074,300	3,060,210	4,681,500
Sales Volume YTD	13,440,199	14,552,200	16,998,774	16,914,410	16,754,831
Total Rural²					
Listings / YTD	472 / 4,509	587 / 4,891	485 / 4,515	557 / 4,970	604 / 4,846
Sales / YTD	233 / 1,587	230 / 1,803	212 / 1,520	194 / 1,455	177 / 1,177
Sales to Listings Ratio / YTD	49% / 35%	39% / 37%	44% / 34%	35% / 29%	29% / 24%
Sales Volume	92,718,245	90,402,077	76,641,381	64,320,735	58,411,530
Sales Volume YTD	678,799,092	737,891,962	580,414,840	551,829,332	413,384,216

¹ Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.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	30 / 188	24 / 180	46 / 245	34 / 240	25 / 187
Sales / YTD	3 / 29	7 / 43	6 / 31	3 / 35	1 / 24
Sales to Listings Ratio / YTD	10% / 15%	29% / 24%	13% / 13%	9% / 15%	4% / 13%
Sales Volume	1,855,000	5,595,000	2,440,500	1,410,000	405,000
Sales Volume YTD	14,456,750	39,707,850	25,580,350	21,557,400	13,804,300
Investment					
Listings / YTD	35 / 281	47 / 319	33 / 287	40 / 295	36 / 305
Sales / YTD	12 / 68	10 / 93	9 / 81	7 / 84	7 / 75
Sales to Listings Ratio / YTD	34% / 24%	21% / 29%	27% / 28%	18% / 28%	19% / 25%
Sales Volume	10,270,817	5,108,500	8,372,900	3,853,000	2,840,400
Sales Volume YTD	41,753,616	62,319,077	50,192,425	53,261,849	36,461,391
Multi Family					
Listings / YTD	4 / 58	8 / 67	13 / 94	19 / 94	12 / 84
Sales / YTD	1 / 18	3 / 30	5 / 37	3 / 35	4 / 20
Sales to Listings Ratio / YTD	25% / 31%	38% / 45%	38% / 39%	16% / 37%	33% / 24%
Sales Volume	783,000	1,532,700	3,366,000	3,323,000	4,105,000
Sales Volume YTD	21,224,500	34,820,000	34,107,684	33,921,100	16,430,800
Hotel/Motel					
Listings / YTD	1 / 14	2 / 12	2 / 15	2 / 12	6 / 20
Sales / YTD	0 / 2	0 / 0	1 / 2	0 / 1	0 / 1
Sales to Listings Ratio / YTD	0% / 14%	0% / 0%	50% / 13%	0% / 8%	0% / 5%
Sales Volume	0	0	1,849,000	0	0
Sales Volume YTD	700,000	0	2,106,500	890,000	2,100,000
Business					
Listings / YTD	23 / 250	25 / 286	28 / 295	35 / 332	45 / 335
Sales / YTD	1 / 39	2 / 44	4 / 49	2 / 40	4 / 33
Sales to Listings Ratio / YTD	4% / 16%	8% / 15%	14% / 17%	6% / 12%	9% / 10%
Sales Volume	347,500	840,000	4,150,000	158,000	704,000
Sales Volume YTD	8,021,900	11,872,649	16,304,043	9,095,126	5,612,188
Lease					
Listings / YTD	21 / 172	23 / 164	23 / 156	22 / 156	18 / 170
Sales / YTD	8 / 52	4 / 51	7 / 52	5 / 54	10 / 57
Sales to Listings Ratio / YTD	38% / 30%	17% / 31%	30% / 33%	23% / 35%	56% / 34%
Sales Volume	548,250	1,784,790	624,908	2,708,398	1,854,077
Sales Volume YTD	6,336,603	8,637,641	7,183,989	12,146,546	7,388,770
Farms					
Listings / YTD	31 / 245	26 / 525	64 / 674	78 / 750	88 / 850
Sales / YTD	5 / 74	18 / 244	27 / 240	24 / 226	31 / 211
Sales to Listings Ratio / YTD	16% / 30%	69% / 46%	42% / 36%	31% / 30%	35% / 25%
Sales Volume	4,944,750	9,665,500	17,252,252	10,639,600	10,432,800
Sales Volume YTD	42,310,200	107,885,324	97,031,680	88,026,798	74,977,435
Total Commercial¹					
Listings / YTD	145 / 1,208	155 / 1,553	209 / 1,767	230 / 1,881	230 / 1,954
Sales / YTD	30 / 282	44 / 505	59 / 492	44 / 475	57 / 421
Sales to Listings Ratio / YTD	21% / 23%	28% / 33%	28% / 28%	19% / 25%	25% / 22%
Sales Volume	18,749,317	24,526,490	38,055,560	22,091,998	20,341,277
Sales Volume YTD	134,803,569	265,242,541	232,506,671	218,898,819	156,774,884

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

August 2015

		2015	2014	2013	2015 YTD	2014 YTD	2013 YTD
Barrhead	Sales	6	8	5	48	47	46
	Sales Volume	1,322,450	1,839,400	1,182,000	10,746,300	10,231,900	10,109,000
	Average Price	220,408	229,925	236,400	223,881	217,700	219,761
	Median Price	237,000	218,950	232,000	243,250	225,000	222,500
Beaumont	Sales	28	28	30	238	279	219
	Sales Volume	12,474,189	12,625,750	13,351,400	103,787,012	126,083,092	95,738,828
	Average Price	445,507	450,920	445,047	436,080	451,911	437,164
	Median Price	454,750	432,500	443,750	419,500	447,500	440,000
Bonnyville	Sales	6	11	11	64	88	97
	Sales Volume	1,367,000	3,577,200	2,878,500	20,454,990	30,571,750	31,232,092
	Average Price	227,833	325,200	261,682	319,609	347,406	321,980
	Median Price	158,000	390,000	270,000	315,500	391,000	330,000
Cold Lake	Sales	18	31	36	165	311	395
	Sales Volume	6,599,513	12,299,900	13,598,395	61,624,246	123,875,677	139,693,147
	Average Price	366,640	396,771	377,733	373,480	398,314	353,654
	Median Price	343,750	377,000	379,500	371,500	395,000	357,500
Devon	Sales	7	8	11	59	69	69
	Sales Volume	2,346,000	2,420,000	3,545,750	19,024,088	22,800,550	21,907,150
	Average Price	335,143	302,500	322,341	322,442	330,443	317,495
	Median Price	345,000	313,750	310,000	317,500	327,500	310,000
Drayton Valley	Sales	15	11	18	85	131	126
	Sales Volume	4,081,400	3,587,900	6,039,000	25,674,098	38,981,638	34,593,650
	Average Price	272,093	326,173	335,500	302,048	297,570	274,553
	Median Price	308,000	375,000	335,750	313,000	305,000	292,250
Fort Saskatchewan	SFD Sales	27	36	33	257	268	258
	SFD Average Price	413,719	443,219	433,820	418,266	429,997	408,079
	SFD Median Price	402,000	429,000	424,000	415,000	420,500	402,000
	Condo Sales	8	4	9	47	63	80
	Condo Average Price	235,300	n/a	189,211	242,351	238,734	206,583
	Condo Median Price	221,500	n/a	180,000	218,000	225,900	204,500
	Total Sales Volume	15,983,600	18,111,370	19,616,448	142,564,390	151,689,896	144,374,782
Gibbons	Sales	8	6	4	45	49	48
	Sales Volume	2,420,650	1,445,600	n/a	13,038,150	15,123,700	13,561,000
	Average Price	302,581	240,933	n/a	289,737	308,647	282,521
	Median Price	293,625	263,500	n/a	287,000	295,000	279,750
Leduc	SFD Sales	37	40	35	299	309	259
	SFD Average Price	382,457	396,252	361,537	392,773	381,664	376,782
	SFD Median Price	369,000	377,250	355,000	370,000	360,000	360,000
	Condo Sales	5	6	6	59	56	51
	Condo Average Price	229,800	252,967	224,667	250,106	257,233	229,040
	Condo Median Price	225,000	241,950	230,000	239,875	230,000	212,000
	Total Sales Volume	18,185,751	18,998,281	14,745,800	150,720,541	146,156,052	121,056,812

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.

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August 2015

		2015	2014	2013	2015 YTD	2014 YTD	2013 YTD
Morinville	Sales	19	25	28	184	206	180
	Sales Volume	6,099,950	8,250,600	8,937,500	62,148,700	67,302,854	55,978,647
	Average Price	321,050	330,024	319,196	337,765	326,713	310,992
	Median Price	320,750	330,000	330,000	346,500	335,450	327,188
Sherwood Park	SFD Sales	80	68	70	671	669	679
	SFD Average Price	452,793	460,723	445,792	463,885	458,482	439,738
	SFD Median Price	432,750	423,450	424,000	440,000	436,000	424,280
	Condo Sales	27	18	16	192	179	157
	Condo Average Price	328,733	315,900	340,716	324,960	318,497	288,930
	Condo Median Price	325,000	301,000	305,750	310,000	306,000	273,500
	Total Sales Volume	48,256,825	38,175,764	38,608,900	392,929,553	378,814,516	355,547,049
Spruce Grove	SFD Sales	30	41	45	346	350	343
	SFD Average Price	416,797	408,833	405,518	412,665	398,983	385,430
	SFD Median Price	421,500	404,900	385,000	400,000	389,000	370,649
	Condo Sales	6	9	5	42	75	47
	Condo Average Price	254,900	284,956	268,566	240,263	238,349	234,336
	Condo Median Price	256,000	282,900	260,000	221,500	241,500	221,500
	Total Sales Volume	16,531,197	21,791,070	20,752,632	180,082,015	179,628,595	160,900,213
St. Albert	SFD Sales	63	76	73	607	668	668
	SFD Average Price	506,920	486,013	472,475	486,339	472,881	450,773
	SFD Median Price	450,500	438,900	410,000	450,500	435,000	414,000
	Condo Sales	20	14	37	163	200	212
	Condo Average Price	267,888	256,649	284,749	280,102	266,932	267,635
	Condo Median Price	251,500	258,000	266,000	275,000	255,000	257,450
	Total Sales Volume	37,638,693	41,628,893	45,752,907	350,213,430	381,807,968	363,938,712
St. Paul	Sales	11	11	15	69	96	111
	Sales Volume	2,981,700	2,475,125	3,046,900	19,128,100	23,233,094	24,796,616
	Average Price	271,064	225,011	203,127	277,219	242,011	223,393
	Median Price	275,000	165,000	230,000	275,000	249,950	237,000
Stony Plain	Sales	25	29	35	238	256	253
	Sales Volume	9,297,112	8,742,700	11,542,300	83,762,983	86,251,961	82,986,473
	Average Price	371,884	301,472	329,780	351,945	336,922	328,010
	Median Price	352,500	327,000	337,000	350,000	337,000	329,649
Vegreville	Sales	7	7	14	57	71	74
	Sales Volume	1,245,000	1,875,500	2,634,800	12,603,450	16,539,080	15,850,305
	Average Price	177,857	267,929	188,200	221,113	232,945	214,193
	Median Price	185,000	290,000	189,500	225,000	240,000	217,500
Westlock	Sales	9	7	9	47	68	56
	Sales Volume	1,822,400	1,179,100	1,694,000	10,296,700	14,556,100	11,375,650
	Average Price	202,489	168,443	188,222	219,079	214,060	203,137
	Median Price	210,000	147,600	180,000	225,000	209,250	212,500
Wetaskiwin	Sales	29	27	20	149	160	154
	Sales Volume	6,730,450	5,270,650	4,692,895	35,584,582	35,078,077	32,125,045
	Average Price	232,084	195,209	234,645	238,823	219,238	208,604
	Median Price	235,000	168,000	246,375	235,900	210,250	210,000

n/a = insufficient data

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		2015	2014	2013	2015 YTD	2014 YTD	2013 YTD
Rural¹ Sales by County							
Athabasca County	Sales	5	5	3	14	15	19
	Sales Volume	881,000	734,400	n/a	3,079,900	2,381,400	4,673,800
Bonnyville M.D.	Sales	12	18	11	60	134	141
	Sales Volume	4,789,000	8,274,200	3,932,800	22,976,550	52,864,784	51,626,618
Lac la Biche County	Sales	0	0	1	0	3	2
	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	21	21	12	117	110	84
	Sales Volume	11,324,600	10,278,500	5,222,650	69,826,877	53,551,253	37,982,850
Parkland County	Sales	44	48	49	344	373	342
	Sales Volume	22,685,950	23,152,604	20,159,281	171,691,280	171,758,047	146,078,015
Smoky Lake County	Sales	0	1	1	8	11	13
	Sales Volume	n/a	n/a	n/a	2,140,500	2,168,113	1,847,710
St. Paul County	Sales	10	11	9	56	60	63
	Sales Volume	1,579,500	2,150,123	1,252,500	11,337,100	13,768,473	9,786,649
Strathcona County	Sales	31	23	32	256	289	230
	Sales Volume	18,610,500	14,545,000	19,497,200	155,615,050	171,575,519	133,234,449
Sturgeon County	Sales	9	14	8	119	166	135
	Sales Volume	6,004,000	6,306,150	3,150,000	69,351,405	89,978,149	74,009,020
Thorhild County	Sales	6	4	1	24	17	13
	Sales Volume	1,297,000	n/a	n/a	5,466,300	5,548,900	2,274,620
Two Hills County	Sales	1	0	1	10	5	6
	Sales Volume	n/a	n/a	n/a	1,880,300	812,775	1,248,000
Vermilion River County	Sales	0	0	0	2	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

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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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		2015	2014	2013	2015 YTD	2014 YTD	2013 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	1	1	2	1	4	11
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,948,700
Bonnyville M.D.	Sales	0	1	1	4	15	15
	Sales Volume	n/a	n/a	n/a	n/a	7,670,750	8,487,700
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	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	963,000
Leduc County	Sales	1	2	5	16	31	25
	Sales Volume	n/a	n/a	9,158,752	12,919,500	19,614,375	23,527,652
Parkland County	Sales	1	4	5	11	38	25
	Sales Volume	n/a	n/a	6,084,000	7,892,750	22,634,400	12,754,000
Smoky Lake County	Sales	0	1	1	3	7	11
	Sales Volume	n/a	n/a	n/a	n/a	1,191,700	2,370,900
St. Paul County	Sales	0	1	3	5	17	21
	Sales Volume	n/a	n/a	n/a	1,258,000	5,704,000	6,391,050
Strathcona County	Sales	1	1	2	6	16	11
	Sales Volume	n/a	n/a	n/a	7,305,250	12,013,900	9,517,500
Sturgeon County	Sales	0	2	0	5	13	14
	Sales Volume	n/a	n/a	n/a	3,283,000	10,476,999	6,698,500
Thorhild County	Sales	0	0	0	4	5	6
	Sales Volume	n/a	n/a	n/a	n/a	1,460,000	913,400
Two Hills County	Sales	0	0	1	3	10	5
	Sales Volume	n/a	n/a	n/a	n/a	1,795,000	1,322,900
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 Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

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.