

## March 2016

	2016	2015	2014	2013	2012
<b>Single Family Detached</b>					
Listings / YTD	1,750 / 4,647	1,883 / 4,614	1,553 / 3,675	1,467 / 3,537	1,737 / 4,246
Sales / YTD	863 / 1,824	924 / 1,966	999 / 2,288	923 / 2,099	989 / 2,269
Sales to Listings Ratio / YTD	49% / 39%	49% / 43%	64% / 62%	63% / 59%	57% / 53%
Sales Volume	379,560,186	404,119,378	433,849,101	387,577,961	385,088,692
Sales Volume YTD	779,920,775	850,832,109	982,263,820	857,130,786	870,025,859
Average Sale Price	439,815	437,359	434,283	419,911	389,372
Average Sale Price YTD	427,588	432,773	429,311	408,352	383,440
Median Sale Price	405,000	410,000	399,900	380,000	364,000
Median Sale Price YTD	400,000	403,000	393,000	377,500	360,000
Average Days on Market / YTD	49 / 52	42 / 46	40 / 48	45 / 52	48 / 52
Median Days on Market / YTD	35 / 38	29 / 29	24 / 29	27 / 32	33 / 35
<b>Condominium</b>					
Listings / YTD	936 / 2,572	971 / 2,422	770 / 1,969	714 / 1,995	866 / 2,235
Sales / YTD	335 / 824	437 / 953	509 / 1,140	415 / 996	384 / 917
Sales to Listings Ratio / YTD	36% / 32%	45% / 39%	66% / 58%	58% / 50%	44% / 41%
Sales Volume	84,116,284	109,122,738	126,650,210	102,522,390	88,052,544
Sales Volume YTD	200,078,041	238,900,072	275,935,105	232,534,542	207,797,910
Average Sale Price	251,093	249,709	248,822	247,042	229,304
Average Sale Price YTD	242,813	250,682	242,048	233,468	226,606
Median Sale Price	233,500	231,500	230,000	229,500	220,000
Median Sale Price YTD	225,000	235,000	225,000	220,000	216,000
Average Days on Market / YTD	58 / 65	48 / 52	53 / 56	56 / 64	53 / 60
Median Days on Market / YTD	43 / 49	39 / 38	34 / 37	41 / 45	38 / 43
<b>Duplex/Rowhouse</b>					
Listings / YTD	291 / 752	223 / 645	166 / 424	145 / 397	147 / 423
Sales / YTD	144 / 290	145 / 304	141 / 304	112 / 268	83 / 211
Sales to Listings Ratio / YTD	49% / 39%	65% / 47%	85% / 72%	77% / 68%	56% / 50%
Sales Volume	48,669,952	51,584,464	46,515,431	35,666,706	26,961,308
Sales Volume YTD	98,607,750	109,034,912	101,471,253	87,130,171	66,022,814
Average Sale Price	337,986	355,755	329,897	318,453	324,835
Average Sale Price YTD	340,027	358,667	333,787	325,113	312,904
Median Sale Price	335,000	346,500	319,900	315,000	308,000
Median Sale Price YTD	329,965	345,250	323,250	313,500	300,000
Average Days on Market / YTD	62 / 66	42 / 44	43 / 47	43 / 58	40 / 49
Median Days on Market / YTD	49 / 55	34 / 31	30 / 34	28 / 36	32 / 34
<b>Total Residential<sup>2</sup></b>					
Listings / YTD	3,082 / 8,215	3,152 / 7,877	2,547 / 6,246	2,369 / 6,087	2,846 / 7,133
Sales / YTD	1,364 / 2,985	1,532 / 3,292	1,687 / 3,811	1,500 / 3,478	1,480 / 3,460
Sales to Listings Ratio / YTD	44% / 36%	49% / 42%	66% / 61%	63% / 57%	52% / 49%
Sales Volume	517,670,171	570,347,480	613,657,452	534,584,872	503,373,739
Sales Volume YTD	1,087,535,815	1,210,298,092	1,373,135,623	1,196,264,600	1,152,532,803
Average Sale Price	379,524	372,289	363,757	356,390	340,117
Average Sale Price YTD	364,334	367,648	360,308	343,952	333,102
Median Sale Price	357,750	360,000	342,500	330,000	323,250
Median Sale Price YTD	349,000	352,500	337,900	325,000	320,000
Average Days on Market / YTD	53 / 58	45 / 48	45 / 51	51 / 58	50 / 54
Median Days on Market / YTD	39 / 42	32 / 32	29 / 32	31 / 37	34 / 37

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

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

## March 2016

	2016	2015	2014	2013	2012
<b>Acreeage with Home</b>					
Listings / YTD	214 / 519	238 / 567	201 / 497	191 / 485	228 / 593
Sales / YTD	62 / 121	63 / 153	71 / 168	67 / 162	68 / 177
Sales to Listings Ratio / YTD	29% / 23%	26% / 27%	35% / 34%	35% / 33%	30% / 30%
Sales Volume	38,885,699	38,258,800	40,044,075	36,127,313	37,775,000
Sales Volume YTD	70,653,399	92,705,465	91,504,025	89,666,925	97,838,550
Average Sale Price	627,189	607,283	564,001	539,214	555,515
Average Sale Price YTD	583,912	605,918	544,667	553,500	552,760
Median Sale Price	595,000	586,000	542,500	511,500	505,000
Median Sale Price YTD	560,000	555,000	516,750	515,250	525,000
Average Days on Market / YTD	71 / 81	65 / 77	76 / 90	72 / 85	64 / 82
Median Days on Market / YTD	48 / 51	39 / 47	43 / 54	47 / 58	38 / 55
<b>Vacant Acreeage and Recreational</b>					
Listings / YTD	44 / 137	63 / 205	84 / 222	54 / 205	89 / 210
Sales / YTD	11 / 33	18 / 40	20 / 38	17 / 44	25 / 44
Sales to Listings Ratio / YTD	25% / 24%	29% / 20%	24% / 17%	31% / 21%	28% / 21%
Sales Volume	2,700,000	5,574,000	4,832,400	3,286,797	5,650,500
Sales Volume YTD	7,797,700	21,058,377	10,860,365	9,493,067	9,197,525
Average Sale Price	245,455	309,667	241,620	193,341	226,020
Average Sale Price YTD	236,294	526,459	285,799	215,752	209,035
Median Sale Price	178,500	215,500	243,500	150,000	210,000
Median Sale Price YTD	202,000	307,500	256,198	217,500	200,725
Average Days on Market / YTD	180 / 171	237 / 191	226 / 223	112 / 102	173 / 218
Median Days on Market / YTD	174 / 126	131 / 100	119 / 125	59 / 56	141 / 164
<b>Recreational with Home</b>					
Listings / YTD	8 / 12	5 / 8	8 / 9	4 / 9	9 / 19
Sales / YTD	0 / 2	1 / 1	1 / 1	0 / 2	1 / 2
Sales to Listings Ratio / YTD	0% / 17%	20% / 13%	13% / 11%	0% / 22%	11% / 11%
Sales Volume	0	231,000	120,000	0	454,000
Sales Volume YTD	679,000	231,000	120,000	409,900	724,000
Average Sale Price	0	231,000	120,000	0	454,000
Average Sale Price YTD	339,500	231,000	120,000	204,950	362,000
Median Sale Price	0	231,000	120,000	0	454,000
Median Sale Price YTD	339,500	231,000	120,000	204,950	362,000
Average Days on Market / YTD	0 / 146	43 / 43	109 / 109	0 / 37	26 / 98
Median Days on Market / YTD	0 / 146	43 / 43	109 / 109	0 / 37	26 / 98
<b>Total Rural<sup>2</sup></b>					
Listings / YTD	266 / 668	306 / 780	293 / 728	249 / 699	326 / 822
Sales / YTD	73 / 156	82 / 194	92 / 207	84 / 208	94 / 223
Sales to Listings Ratio / YTD	27% / 23%	27% / 25%	31% / 28%	34% / 30%	29% / 27%
Sales Volume	41,585,699	44,063,800	44,996,475	39,414,110	43,879,500
Sales Volume YTD	79,130,099	113,994,842	102,484,390	99,569,892	107,760,075
Average Sale Price	569,667	537,363	489,092	469,216	466,803
Average Sale Price YTD	507,244	587,602	495,094	478,701	483,229
Median Sale Price	563,000	505,000	459,950	452,250	430,000
Median Sale Price YTD	500,000	529,000	460,000	453,750	452,000
Average Days on Market / YTD	88 / 101	103 / 100	109 / 114	80 / 88	92 / 109
Median Days on Market / YTD	53 / 59	49 / 52	49 / 63	50 / 56	48 / 65

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	2016	2015	2014	2013	2012
<b>Land</b>					
Listings / YTD	9 / 31	14 / 36	10 / 27	13 / 40	17 / 51
Sales / YTD	3 / 9	1 / 2	1 / 3	1 / 3	3 / 7
Sales to Listings Ratio / YTD	33% / 29%	7% / 6%	10% / 11%	8% / 8%	18% / 14%
Sales Volume	1,625,000	320,000	650,000	475,000	2,916,300
Sales Volume YTD	4,802,000	375,000	1,195,000	5,454,000	6,366,300
Average Sale Price	541,667	320,000	650,000	475,000	972,100
Average Sale Price YTD	533,556	187,500	398,333	1,818,000	909,471
Median Sale Price	425,000	320,000	650,000	475,000	1,311,300
Median Sale Price YTD	425,000	187,500	275,000	2,379,000	650,000
Average Days on Market / YTD	298 / 248	18 / 47	329 / 323	33 / 425	302 / 168
Median Days on Market / YTD	174 / 174	18 / 47	329 / 329	33 / 415	182 / 122
<b>Investment</b>					
Listings / YTD	26 / 73	29 / 74	36 / 82	28 / 79	28 / 76
Sales / YTD	4 / 13	7 / 14	4 / 17	2 / 19	6 / 23
Sales to Listings Ratio / YTD	15% / 18%	24% / 19%	11% / 21%	7% / 24%	21% / 30%
Sales Volume	1,677,200	4,136,000	3,362,700	578,125	4,018,000
Sales Volume YTD	9,897,900	10,736,000	13,482,230	9,520,200	19,637,930
Average Sale Price	419,300	590,857	840,675	289,063	669,667
Average Sale Price YTD	761,377	766,857	793,072	501,063	853,823
Median Sale Price	494,000	348,000	598,500	289,063	506,500
Median Sale Price YTD	450,000	450,000	623,880	318,000	415,000
Average Days on Market / YTD	246 / 188	112 / 100	84 / 123	271 / 116	160 / 148
Median Days on Market / YTD	135 / 158	127 / 110	83 / 64	271 / 86	163 / 97
<b>Multi Family</b>					
Listings / YTD	6 / 13	5 / 21	3 / 12	8 / 28	6 / 27
Sales / YTD	2 / 3	1 / 1	1 / 7	4 / 9	3 / 13
Sales to Listings Ratio / YTD	33% / 23%	20% / 5%	33% / 58%	50% / 32%	50% / 48%
Sales Volume	1,657,000	1,075,000	890,000	4,240,500	4,577,000
Sales Volume YTD	2,820,000	1,075,000	8,660,000	10,287,184	15,876,000
Average Sale Price	828,500	1,075,000	890,000	1,060,125	1,525,667
Average Sale Price YTD	940,000	1,075,000	1,237,143	1,143,020	1,221,231
Median Sale Price	828,500	1,075,000	890,000	825,250	1,700,000
Median Sale Price YTD	885,000	1,075,000	1,100,000	864,000	1,020,000
Average Days on Market / YTD	115 / 98	99 / 99	52 / 161	75 / 76	77 / 75
Median Days on Market / YTD	115 / 65	99 / 99	52 / 204	60 / 53	65 / 81
<b>Hotel/Motel</b>					
Listings / YTD	0 / 0	1 / 1	0 / 0	0 / 0	0 / 1
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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## March 2016

	2016	2015	2014	2013	2012
<b>Business</b>					
Listings / YTD	17 / 56	18 / 77	41 / 81	25 / 89	34 / 98
Sales / YTD	5 / 11	9 / 13	2 / 9	5 / 12	4 / 12
Sales to Listings Ratio / YTD	29% / 20%	50% / 17%	5% / 11%	20% / 13%	12% / 12%
Sales Volume	1,554,000	1,129,800	207,000	481,500	408,600
Sales Volume YTD	2,814,000	1,771,800	2,892,500	1,239,000	1,475,601
Average Sale Price	310,800	125,533	103,500	96,300	102,150
Average Sale Price YTD	255,818	136,292	321,389	103,250	122,967
Median Sale Price	300,000	70,000	103,500	85,000	89,000
Median Sale Price YTD	230,000	100,000	76,500	85,000	96,500
Average Days on Market / YTD	131 / 165	104 / 129	157 / 247	90 / 77	126 / 136
Median Days on Market / YTD	79 / 175	87 / 85	157 / 235	74 / 70	139 / 137
<b>Lease</b>					
Listings / YTD	24 / 81	20 / 60	17 / 52	14 / 50	14 / 52
Sales / YTD	8 / 18	4 / 15	4 / 21	8 / 15	4 / 11
Sales to Listings Ratio / YTD	33% / 22%	20% / 25%	24% / 40%	57% / 30%	29% / 21%
Sales Volume	1,311,391	280,802	211,990	419,044	3,147,430
Sales Volume YTD	2,282,537	1,801,243	1,867,725	1,857,506	4,376,592
Average Sale Price	163,924	70,201	52,998	52,381	786,858
Average Sale Price YTD	126,808	120,083	88,939	123,834	397,872
Median Sale Price	65,956	65,260	21,500	51,722	193,615
Median Sale Price YTD	57,600	87,680	58,345	75,600	172,980
Average Days on Market / YTD	161 / 107	44 / 79	86 / 125	68 / 221	67 / 79
Median Days on Market / YTD	67 / 64	33 / 60	99 / 95	47 / 75	72 / 68
<b>Farms</b>					
Listings / YTD	0 / 0	13 / 48	35 / 90	24 / 77	35 / 105
Sales / YTD	4 / 4	3 / 11	9 / 32	11 / 27	7 / 24
Sales to Listings Ratio / YTD	0% / 0%	23% / 23%	26% / 36%	46% / 35%	20% / 23%
Sales Volume	2,240,000	3,235,000	3,932,000	5,116,500	4,435,000
Sales Volume YTD	2,240,000	13,423,250	22,016,375	15,118,500	13,411,150
Average Sale Price	560,000	1,078,333	436,889	465,136	633,571
Average Sale Price YTD	560,000	1,220,295	688,012	559,944	558,798
Median Sale Price	560,000	1,300,000	466,000	476,000	500,000
Median Sale Price YTD	560,000	700,000	620,500	348,000	534,175
Average Days on Market / YTD	376 / 376	378 / 195	189 / 141	95 / 145	119 / 130
Median Days on Market / YTD	376 / 376	345 / 64	120 / 99	77 / 107	66 / 98
<b>Total Commercial<sup>2</sup></b>					
Listings / YTD	82 / 253	100 / 317	142 / 344	112 / 363	134 / 411
Sales / YTD	26 / 58	25 / 56	21 / 89	31 / 85	27 / 90
Sales to Listings Ratio / YTD	32% / 23%	25% / 18%	15% / 26%	28% / 23%	20% / 22%
Sales Volume	10,064,591	10,176,602	9,253,690	11,310,669	19,502,330
Sales Volume YTD	24,856,437	29,182,293	50,113,830	43,476,390	61,143,573
Average Sale Price	387,100	407,064	440,652	364,860	722,309
Average Sale Price YTD	428,559	521,112	563,077	511,487	679,373
Median Sale Price	425,000	225,000	295,000	258,125	448,000
Median Sale Price YTD	355,000	251,000	365,000	298,651	411,500
Average Days on Market / YTD	213 / 176	126 / 118	146 / 152	94 / 145	137 / 124
Median Days on Market / YTD	158 / 137	99 / 79	102 / 102	67 / 80	104 / 91

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<sup>2</sup> Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

## March 2016

Year	Month	Residential <sup>2</sup>	Rural <sup>3</sup>	Commercial <sup>4</sup>	Total Actives
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	598	9,139
	July	7,226	1,361	591	9,178
	August	7,227	1,329	605	9,161
	September	7,108	1,233	590	8,931
	October	6,641	1,083	574	8,298
	November	6,043	938	540	7,521
	December	5,088	797	478	6,363
2016	January	5,751	866	503	7,120
	February	6,681	951	531	8,163
	March	7,294	1,059	538	8,891

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

<sup>3</sup> 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.

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

March 2016

Year	Month	Residential <sup>2</sup>		Rural <sup>3</sup>		Commercial <sup>4</sup>		Total	
		Listed	Sold	Listed	Sold	Listed	Sold	Listed	Sold
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	3,139	1,877	400	144	140	51	3,679	2,072
	June	2,732	1,801	355	123	146	39	3,233	1,963
	July	2,407	1,501	299	85	115	30	2,821	1,616
	August	2,286	1,356	289	91	124	23	2,699	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	36	73	33	963	737
	Total	26,480	15,815	3,104	1,043	1,481	410	31,065	17,268
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	2,214	1,651	255	101	131	33	2,600	1,785
	September	2,029	1,437	210	109	113	29	2,352	1,575
	October	1,775	1,419	202	99	104	42	2,081	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	25,096	17,080	2,864	1,101	1,380	394	29,340	18,575
2014	January	1,788	900	216	50	113	35	2,117	985
	February	1,911	1,224	219	65	89	33	2,219	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	98	27	1,639	1,324
	December	932	805	98	50	57	15	1,087	870
	Total	27,194	19,028	3,081	1,299	1,232	368	31,507	20,695
2015	January	2,318	734	213	50	124	13	2,655	797
	February	2,407	1,026	261	62	93	18	2,761	1,106
	March	3,152	1,532	306	82	100	25	3,558	1,639
	April	3,301	1,686	311	118	90	25	3,702	1,829
	May	3,318	1,983	321	125	79	21	3,718	2,129
	June	3,195	2,147	311	133	98	33	3,604	2,313
	July	3,122	1,927	317	161	86	28	3,525	2,116
	August	2,930	1,555	244	110	109	28	3,283	1,693
	September	2,780	1,543	240	100	77	22	3,097	1,665
	October	2,272	1,284	163	89	82	19	2,517	1,392
	November	1,919	1,162	167	94	57	17	2,143	1,273
	December	1,278	749	85	43	57	10	1,420	802
	Total	31,992	17,328	2,939	1,167	1,052	259	35,983	18,754
2016	January	2,365	700	191	32	83	12	2,639	744
	February	2,768	921	211	51	88	20	3,067	992
	March	3,082	1,364	266	73	82	26	3,430	1,463
	Total	8,215	2,985	668	156	253	58	9,136	3,199

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

<sup>3</sup> 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.

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

## March 2016

Year	Month	Single Family	Condominium	Duplex/Rowhouse	Residential <sup>2</sup>
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	424,162	253,036	378,513	362,707
	February	431,977	250,405	350,043	364,253
	March	437,359	249,709	355,755	372,289
	April	436,124	252,226	356,158	376,418
	May	453,748	255,156	345,100	383,619
	June	443,697	255,672	352,020	377,673
	July	436,933	257,343	352,971	372,110
	August	437,867	254,384	351,435	370,141
	September	431,481	252,511	362,607	368,276
	October	431,324	244,592	357,245	366,339
	November	432,402	254,668	338,018	368,996
	December	421,178	248,513	372,487	364,319
	YTD Average	437,058	252,945	354,402	372,197
2016	January	416,389	227,012	325,878	339,946
	February	416,760	246,588	353,316	360,373
	March	439,815	251,093	337,986	379,524

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

## March 2016

Year	Month	CMA Residential <sup>2</sup>	CMA Rural <sup>3</sup>	CMA Commercial <sup>4</sup>	Edmonton Residential <sup>2</sup>	Edmonton Commercial <sup>4</sup>
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	598	5,424	305
	July	7,226	1,361	591	5,494	299
	August	7,227	1,329	605	5,493	278
	September	7,108	1,233	590	5,330	267
	October	6,641	1,083	574	4,957	269
	November	6,043	938	540	4,517	267
	December	5,088	797	478	3,747	230
2016	January	5,751	866	503	4,215	258
	February	6,681	951	531	4,884	281
	March	7,294	1,059	538	5,310	300

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

## March 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
<b>Single Family Detached</b>							
<b>Northwest</b>	Sales	40	28	26	70	78	86
	Average	390,576	388,489	360,423	375,882	379,911	365,129
	Median	355,000	345,000	337,000	352,000	340,750	339,500
<b>North Central</b>	Sales	115	155	182	270	319	406
	Average	386,887	403,400	387,818	385,532	400,892	385,010
	Median	375,000	393,000	378,000	380,000	383,000	368,500
<b>Northeast</b>	Sales	39	37	50	91	89	107
	Average	335,332	330,800	312,664	330,269	340,003	315,834
	Median	338,000	310,000	291,750	318,500	315,000	295,000
<b>Central</b>	Sales	21	20	25	48	63	77
	Average	346,474	347,469	250,628	299,822	310,495	260,243
	Median	275,000	307,500	235,100	265,750	291,000	241,000
<b>West</b>	Sales	51	61	67	115	148	159
	Average	621,160	543,007	499,994	545,296	503,527	499,592
	Median	433,000	447,000	415,000	432,500	421,750	417,000
<b>Southwest</b>	Sales	107	96	103	211	205	221
	Average	522,242	519,841	587,716	519,210	539,235	571,408
	Median	467,000	475,000	513,700	472,500	491,000	492,500
<b>Southeast</b>	Sales	120	112	121	278	248	276
	Average	406,478	413,262	392,540	394,831	405,805	381,295
	Median	389,450	395,250	375,000	375,000	390,000	363,250
<b>Anthony Henday</b>	Sales	112	138	126	260	244	286
	Average	499,367	489,257	512,535	491,970	502,408	529,073
	Median	457,350	459,500	475,500	457,600	462,450	470,000
<b>City of Edmonton Total</b>	Sales	605	647	700	1,343	1,393	1,618
	Average	450,801	447,333	439,948	435,435	441,677	434,992
	Median	405,000	418,000	401,190	403,000	407,000	394,000
<b>Condominiums</b>							
<b>Northwest</b>	Sales	8	13	14	50	29	32
	Average	269,938	218,723	207,739	191,634	250,834	233,555
	Median	222,750	221,000	250,000	149,250	245,000	215,263
<b>North Central</b>	Sales	30	64	76	89	142	161
	Average	227,250	226,794	215,412	221,485	224,368	209,008
	Median	217,250	214,000	205,000	210,000	216,000	201,000
<b>Northeast</b>	Sales	25	30	40	57	72	75
	Average	202,560	191,560	186,605	196,796	194,858	183,030
	Median	210,000	196,000	184,200	194,900	196,000	182,500
<b>Central</b>	Sales	52	64	80	126	138	194
	Average	306,291	270,108	280,073	286,903	284,937	265,249
	Median	284,500	259,900	272,000	268,500	286,250	256,125
<b>West</b>	Sales	36	31	40	80	83	100
	Average	213,442	234,355	227,893	210,678	227,303	222,175
	Median	205,000	216,000	205,500	203,750	215,000	210,975
<b>Southwest</b>	Sales	49	74	79	112	147	163
	Average	272,765	268,609	283,769	269,537	279,232	280,282
	Median	256,500	240,550	268,800	261,200	261,900	265,500
<b>Southeast</b>	Sales	42	59	56	104	128	126
	Average	243,998	244,554	228,877	237,103	238,761	225,584
	Median	222,250	227,000	213,000	227,000	223,500	212,000
<b>Anthony Henday</b>	Sales	53	55	70	121	112	147
	Average	251,772	276,662	270,992	256,603	263,069	259,665
	Median	245,000	286,000	266,950	247,500	247,351	256,500
<b>City of Edmonton Total</b>	Sales	295	390	455	739	851	998
	Average	252,913	249,177	247,186	242,775	249,617	241,290
	Median	235,000	229,000	228,807	225,000	233,000	223,000

n/a = insufficient data

## March 2016

	2016	2015	2014	2013	2012
<b>Edmonton City Monthly</b>					
Listings	2,345	2,394	1,971	1,835	2,175
Sales	1,031	1,175	1,289	1,124	1,121
Sales Volume	392,615,826	435,333,217	464,184,880	401,625,478	389,690,648
<b>Edmonton City Year to Date</b>					
Listings	6,317	6,150	4,867	4,765	5,587
Sales	2,351	2,533	2,930	2,652	2,585
Sales Volume	858,453,453	929,745,326	1,053,136,348	916,278,236	870,591,159
<b>Edmonton City Month End Active Inventory</b>					
Residential	5,310	4,393	3,223	3,461	4,100
Commercial	300	289	270	280	337
TOTAL	5,610	4,682	3,493	3,741	4,437
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<b>Edmonton CMA Monthly</b>					
Listings	3,430	3,558	2,982	2,730	3,306
Sales	1,463	1,639	1,800	1,615	1,601
Sales Volume	569,320,461	624,587,882	667,907,617	585,309,651	566,755,569
<b>Edmonton CMA Year to Date</b>					
Listings	9,136	8,974	7,318	7,149	8,366
Sales	3,199	3,542	4,107	3,771	3,773
Sales Volume	1,191,522,351	1,353,475,227	1,525,733,843	1,339,310,882	1,321,436,451
<b>Edmonton CMA Month End Active Inventory</b>					
Residential	7,294	5,944	4,413	4,741	5,605
Rural	1,059	1,128	1,141	1,256	1,246
Commercial	538	604	637	624	727
TOTAL	8,891	7,676	6,191	6,621	7,578
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<b>Total Board Monthly</b>					
Listings	4,263	4,487	3,725	3,426	4,228
Sales	1,719	1,952	2,166	1,992	1,987
Sales Volume	650,902,601	732,023,141	785,403,713	701,857,854	678,200,364
<b>Total Board Year to Date</b>					
Listings	11,190	11,170	9,194	9,076	10,698
Sales	3,781	4,243	4,957	4,710	4,677
Sales Volume	1,371,816,681	1,580,860,642	1,799,432,955	1,621,009,891	1,584,485,214

March 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
<b>Barrhead</b>	Sales	3	1	5	8	9	8
	Sales Volume	n/a	n/a	872,000	1,864,700	1,968,950	1,489,000
	Average Price	n/a	n/a	174,400	233,088	218,772	186,125
	Median Price	n/a	n/a	175,000	223,500	242,000	186,000
<b>Beaumont</b>	Sales	30	25	39	47	55	82
	Sales Volume	12,444,999	9,536,900	17,139,910	19,386,930	22,411,704	37,018,744
	Average Price	414,833	381,476	439,485	412,488	407,486	451,448
	Median Price	405,000	388,000	436,100	410,000	395,000	447,500
<b>Bonnyville</b>	Sales	6	6	8	11	17	25
	Sales Volume	2,035,500	2,260,000	2,993,250	3,272,400	5,940,200	8,674,750
	Average Price	339,250	376,667	374,156	297,491	349,424	346,990
	Median Price	343,000	340,000	362,500	317,500	322,500	395,000
<b>Cold Lake</b>	Sales	18	19	30	29	43	75
	Sales Volume	6,126,650	7,625,100	11,713,150	9,793,650	16,153,050	29,230,000
	Average Price	340,369	401,321	390,438	337,712	375,652	389,733
	Median Price	342,500	405,000	409,000	330,000	385,000	398,800
<b>Devon</b>	Sales	7	5	8	11	15	19
	Sales Volume	2,133,500	1,770,500	2,567,000	3,253,000	4,767,500	6,116,500
	Average Price	304,786	354,100	320,875	295,727	317,833	321,921
	Median Price	335,000	379,500	323,750	300,000	308,500	327,500
<b>Drayton Valley</b>	Sales	6	11	18	18	28	45
	Sales Volume	1,053,500	3,182,500	4,781,400	4,548,500	8,722,398	12,458,300
	Average Price	175,583	289,318	265,633	252,694	311,514	276,851
	Median Price	166,500	295,000	221,000	257,500	344,000	280,000
<b>Fort Saskatchewan</b>	SFD Sales	24	30	32	55	57	75
	SFD Average Price	434,688	408,177	415,634	426,269	405,023	421,295
	SFD Median Price	402,500	393,950	394,500	410,000	398,000	416,500
	Condo Sales	8	7	6	14	10	21
	Condo Average Price	257,313	230,771	260,017	262,536	255,760	266,195
	Condo Median Price	252,000	231,000	220,950	246,000	253,500	260,000
	Total Sales Volume	14,692,700	16,981,950	17,683,300	33,521,722	32,010,500	41,590,100
<b>Gibbons</b>	Sales	2	5	8	5	13	15
	Sales Volume	n/a	1,505,000	2,608,000	1,430,000	3,775,500	4,944,100
	Average Price	n/a	301,000	326,000	286,000	290,423	329,607
	Median Price	n/a	293,000	327,000	309,000	287,000	295,600
<b>Leduc</b>	SFD Sales	40	42	43	72	81	96
	SFD Average Price	412,246	369,847	387,173	389,766	380,492	372,754
	SFD Median Price	393,250	364,750	379,000	372,750	360,000	354,950
	Condo Sales	2	4	2	5	17	13
	Condo Average Price	n/a	n/a	n/a	221,400	267,994	235,165
	Condo Median Price	n/a	n/a	n/a	225,000	265,000	220,000
	Total Sales Volume	18,948,644	19,073,082	18,809,750	34,055,624	39,975,031	42,731,325

n/a = insufficient data

<sup>1</sup> 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.

March 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
<b>Morinville</b>	Sales	19	19	30	33	40	59
	Sales Volume	6,293,000	6,587,950	9,368,500	11,238,000	13,701,150	18,797,000
	Average Price	331,211	346,734	312,283	340,545	342,529	318,593
	Median Price	355,000	367,000	335,000	354,000	360,950	335,000
<b>Sherwood Park</b>	SFD Sales	69	93	89	142	188	192
	SFD Average Price	469,464	481,780	456,907	469,918	462,410	451,820
	SFD Median Price	427,250	443,000	447,000	430,000	440,000	438,851
	Condo Sales	17	28	23	53	52	45
	Condo Average Price	289,397	291,550	322,660	298,631	301,377	315,816
	Condo Median Price	310,000	305,250	312,000	304,000	307,950	296,000
	Total Sales Volume	40,578,240	53,363,932	50,664,922	88,889,719	105,494,808	106,746,519
<b>Spruce Grove</b>	SFD Sales	45	45	34	91	91	81
	SFD Average Price	404,970	412,293	384,025	395,258	406,350	396,228
	SFD Median Price	400,000	402,800	388,750	395,000	396,000	390,000
	Condo Sales	1	5	6	6	12	23
	Condo Average Price	n/a	211,900	275,867	252,075	230,288	219,196
	Condo Median Price	n/a	224,000	270,450	266,425	231,000	215,000
	Total Sales Volume	22,018,883	22,560,300	17,596,350	45,542,958	47,087,494	43,787,789
<b>St. Albert</b>	SFD Sales	68	79	86	124	161	187
	SFD Average Price	474,010	490,340	498,950	462,058	485,915	483,497
	SFD Median Price	438,000	455,000	447,500	425,500	445,000	441,000
	Condo Sales	16	19	25	40	41	54
	Condo Average Price	262,375	278,648	266,688	256,200	277,029	261,180
	Condo Median Price	236,250	275,000	245,000	230,500	290,000	245,000
	Total Sales Volume	37,135,700	45,870,678	51,852,413	68,830,203	92,373,577	109,532,158
<b>St. Paul</b>	Sales	5	6	6	20	22	24
	Sales Volume	1,592,500	1,780,500	1,463,325	4,490,500	6,395,420	4,704,805
	Average Price	318,500	296,750	243,888	224,525	290,701	196,034
	Median Price	229,000	280,750	260,000	226,250	277,500	225,000
<b>Stony Plain</b>	Sales	34	31	33	54	66	73
	Sales Volume	9,985,199	11,960,023	11,395,449	15,896,685	24,198,642	25,539,926
	Average Price	293,682	385,807	345,317	294,383	366,646	349,862
	Median Price	322,450	365,000	349,900	322,361	364,500	345,000
<b>Vegreville</b>	Sales	6	5	9	11	13	21
	Sales Volume	1,166,000	1,002,000	1,980,000	2,210,000	2,727,750	4,484,500
	Average Price	194,333	200,400	220,000	200,909	209,827	213,548
	Median Price	179,000	242,500	205,000	193,000	237,000	205,000
<b>Westlock</b>	Sales	11	3	7	18	8	15
	Sales Volume	2,244,000	n/a	1,372,400	3,527,500	1,377,900	3,144,900
	Average Price	204,000	n/a	196,057	195,972	172,238	209,660
	Median Price	215,000	n/a	215,000	198,250	177,500	215,000
<b>Wetaskiwin</b>	Sales	15	20	20	35	44	38
	Sales Volume	3,347,750	5,602,547	4,382,200	7,604,902	10,778,047	8,009,695
	Average Price	223,183	280,127	219,110	217,283	244,956	210,781
	Median Price	219,000	280,500	207,000	219,000	254,874	207,000

n/a = insufficient data

<sup>1</sup> 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.

March 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
<b>Rural<sup>1</sup> Sales by County</b>							
<b>Athabasca County</b>	Sales	1	1	0	4	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	2	5	23	5	14	39
	Sales Volume	n/a	2,043,000	8,110,400	2,387,000	5,231,250	13,721,200
<b>Lac la Biche County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	12	11	13	25	26	23
	Sales Volume	6,675,000	4,478,500	5,688,900	11,176,800	19,859,227	12,015,075
<b>Parkland County</b>	Sales	34	36	32	69	83	73
	Sales Volume	17,658,799	17,207,500	14,032,500	32,433,299	39,150,260	31,910,150
<b>Smoky Lake County</b>	Sales	1	2	0	2	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	4	4	5	11	10	15
	Sales Volume	n/a	n/a	1,160,150	2,057,500	2,681,500	2,856,450
<b>Strathcona County</b>	Sales	19	27	32	36	61	72
	Sales Volume	11,344,000	15,977,600	17,810,625	21,416,900	39,794,950	40,345,415
<b>Sturgeon County</b>	Sales	8	8	15	26	24	39
	Sales Volume	5,907,900	6,400,200	7,464,450	14,103,100	15,190,405	18,213,750
<b>Thorhild County</b>	Sales	3	2	0	4	5	4
	Sales Volume	n/a	n/a	n/a	n/a	1,091,900	n/a
<b>Two Hills County</b>	Sales	5	1	0	5	5	2
	Sales Volume	1,745,000	n/a	n/a	1,745,000	824,400	n/a
<b>Vermilion River County</b>	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

<sup>1</sup> 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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March 2016

		2016	2015	2014	2016 YTD	2015 YTD	2014 YTD
<b>Commercial<sup>1</sup> Sales by County</b>							
<b>Athabasca County</b>	Sales	0	0	0	0	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Bonnyville M.D.</b>	Sales	0	1	1	0	3	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac la Biche County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Lac Ste. Anne County</b>	Sales	0	1	1	0	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Leduc County</b>	Sales	2	2	1	2	7	9
	Sales Volume	n/a	n/a	n/a	n/a	8,585,000	8,444,375
<b>Parkland County</b>	Sales	1	1	7	3	1	14
	Sales Volume	n/a	n/a	2,981,000	n/a	n/a	7,666,000
<b>Smoky Lake County</b>	Sales	0	3	1	0	3	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>St. Paul County</b>	Sales	1	2	1	1	3	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Strathcona County</b>	Sales	4	0	1	4	2	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Sturgeon County</b>	Sales	0	1	0	0	2	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Thorhild County</b>	Sales	0	1	0	0	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
<b>Two Hills County</b>	Sales	0	0	3	0	1	6
	Sales Volume	n/a	n/a	n/a	n/a	n/a	563,000
<b>Vermilion River County</b>	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

<sup>1</sup> 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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