

# STATISTICS

## YOU SHOULD KNOW

### DECEMBER 2015

(unless otherwise stated, stats are for the city of Edmonton only)

	<u>2015</u>	<u>2014</u>
Residential Listings (month)	979	734
Residential Sales (month)	565	621
Sales/Listing Ratio (month)	58	85
Year to Date Total Residential Listings	24,433	20,816
Year to Date Total Residential Sales	13,192	14,518
Year to Date Sales/Listing Ratio	54	70
Average Days on Market	63	54
Residential Listing Inventory (for the City of Edmonton and surrounding areas)	5,088	3,059

<u>Average Sales Price:</u>	<u>2015</u>	<u>2014</u>
Single Family (month)	434,586	436,215
Single Family (YTD)	447,025	439,837
Condominium (month)	248,058	245,917
Condominium (YTD)	252,703	252,170
Duplex/Rowhouse (month)	388,141	365,754
Duplex/Rowhouse (YTD)	365,677	356,716

**Edmonton, January 5, 2016:** Sales of residential property through the Edmonton Multiple Listing Service® (MLS®) System in 2015 in the Edmonton CMA were down 9% from 2014 but up over 1% from 2013. This decrease was reflected across all property types except duplex and rowhouse sales which were up 6%. Single family homes were down 9% over last year and condos were down 13%. An increase of listings was highlighted by a year-end inventory that was up 66% from the end of 2014.

There were 17,298 residential sales reported in 2015 as compared to 18,991 in 2014. Although sales were down, prices are up year over year, with single family homes finishing the year over 1% higher relative to last year at an average price of \$437,569. For 2015, the average price of a condo was \$252,954 (up 0.4% from 2014) and the average price of all residential properties was \$372,511 (up 1.5% from 2014).

"2015 was a steady year for real estate in Edmonton. Edmonton and the surrounding areas experienced a decline in sales due to economic uncertainty, but we saw a slight increase in price that demonstrated that the market remained relatively stable. This began to cool in the fall months as inventory remained higher than normal." said REALTORS® Association of Edmonton Chair Geneva Tetreault. "We continued to see home buyers take advantage of low mortgage rates. An influx of listings at the beginning of the year, meant that buyers had a larger selection of homes and were able to take more time selecting properties than in previous years."

