

STATS FOR AUGUST 2017

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

	<u>2017</u>	<u>2016</u>
Residential Listings (month)	2,285	2,069
Residential Sales (month)	1,156	1,198
Sales/Listing Ratio (month)	51	58
Year to Date Total Residential Listings	17,955	17,425
Year to Date Total Residential Sales	8,860	8,826
Year to Date Sales/Listing Ratio	49	51
Average Days on Market	55	54
Residential Listing Inventory	8,570	7,784

(for the City of Edmonton and surrounding areas)

<u>Average Sale Price:</u>	<u>2017</u>	<u>2016</u>
Single Family (month)	449,573	444,789
Single Family (YTD)	452,311	444,891
Condominium (month)	245,267	255,579
Condominium (YTD)	250,661	252,331
Duplex/Rowhouse (month)	369,816	364,787
Duplex/Rowhouse (YTD)	365,366	361,077
Highest priced single family home sold (month)	3,200,000	
Highest priced condominium sold (month)	2,141,790	
Highest priced duplex/rowhouse sold (month)	789,000	

Stats published by the Realtors Association of Edmonton, September 5, 2017

Edmonton, September 5, 2017: Month over month, unit sales volume was flat or down across all categories, which is typical for the month of August. Average prices for residential properties in the Edmonton Census Metropolitan Area (CMA) in August 2017 were down 2.66% compared to July 2017, but were up 0.78% relative to August 2016.

The number of all residential units reported sold was 1,542. This represents a month-over-month decrease of 4.93%, but only a year-over-year decrease of 2.03%. The number of single family detached units sold was 930. This represents a decrease of 7.28% compared to July 2017 and a decrease of 1.38% compared to August 2016. It was a softer month for condominium sales with 398 reported, which is down 4.10% month over month and down 10.36% year over year. Duplexes and rowhouses continue to perform well with 184 unit sales in August 2017, up 19.48% compared to August 2016.

The average sale price for single family homes was \$438,325 for August 2017. This represents a month-over-month decrease of 1.92% and a year-over-year increase of 0.83%. Average prices for condominiums in August 2017 was \$245,184. Showing a month-over-month decrease of 6.37% and a year-over-year decrease of 3.76%. The average price for duplexes and rowhouses was \$355,134. This represents a 3.27% increase from July 2017 and a 3.98% increase from August 2016.

“A drop in month-over-month units sold in August is historically normal activity for the Edmonton region,” says Mabey. “But average sales prices were higher this August than in any August over the last five years. This may be a positive sign for the economy overall and for forward price growth in the housing market.”

