


EDMONTON

ALBERTA

 2%

2016 AVERAGE RESIDENTIAL SALE PRICE
\$364,000

IN SPITE OF UNCERTAIN EMPLOYMENT CONDITIONS DUE TO THE PROLONGED DOWNTURN OF THE OIL SECTOR, THE HOUSING MARKET IN EDMONTON REMAINED STABLE IN 2016.

The average residential sale price decreased slightly year-over-year from \$372,511 to \$364,000 and average days on market increased from 56 days to 61 days in 2016.

Layoffs this past year in the oil sector are expected to continue to impact Edmonton's housing market through the first quarter of 2017. The market is expected to pick up in the second quarter of the year if employment opportunities in the oil sector begin to come back to the city.

While development in the ICE district of downtown Edmonton is moving along, the kick-off of additional development projects is expected to depend on how quickly current inventory is sold.

FIRST-TIME BUYERS

First-time buyers in Edmonton are typically millennials and immigrants that have been living in Canada for approximately four to five years who are taking advantage of low interest rates. Recent changes to mortgage lending rules by the federal government have slowed first-time buyer activity and may cause some buyers to divert their attention to homes in a lower price range, or in more affordable areas.

Employment conditions in the city have also affected the first-time buyer market, as more first-time purchasers are considering duplex row houses in the lower end of the market with properties priced in the \$250,000 to \$350,000 range.

CONDO MARKET

The average sale price for condos was stable in 2016, rising approximately half a per cent to \$245,698 compared to 2015. There continues to be good supply of condos on the market, providing buyers with a wide array of good product to choose from.

LUXURY HOMES

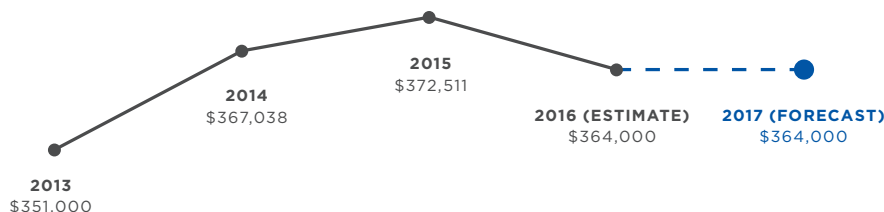
There is good selection of luxury homes in Edmonton as there continues to be higher inventory levels than in other segments of the market. There are opportunities for luxury buyers, with some listings selling for 10 to 20 per cent lower than the asking price. Sales in the upper end of the market are projected to remain flat in 2017.



FUTURE TRENDS

- Local development projects, particularly in the ICE District in downtown Edmonton, are expected to continue to provide employment opportunities in the city
- Move-up buyer activity is expected to increase in the first quarter of 2017 as homes that were previously out of reach for some buyers become more affordable
- The RE/MAX 2017 average residential sale price expectation for Edmonton is stable

AVERAGE RESIDENTIAL SALE PRICE
(EDMONTON)



Source: Historical values are sourced from CREA or local board statistics. Estimates and forecasts are based on the opinion of independent RE/MAX broker/owners and affiliates.