

AVERAGE RESIDENTIAL SALE PRICE

January - February, Year-Over-Year

2017 **\$358,851**

2018 **\$367,417**

↑ **2.4%**

ESTIMATED AVERAGE RESIDENTIAL SALE PRICE FOR APRIL - JUNE IN 2018

0%

COMPARED WITH \$383,334 FROM THE SAME PERIOD IN 2017

Edmonton's housing market continues to recover from the recession, but it's starting to see positive signs. Activity in Edmonton's housing market was driven primarily by first-time buyers due to affordability and move-up buyers who were interested in flat sales prices. Prices are expected to remain consistent throughout the year with a healthy inventory of six-and-a-half months. The OSFI stress test rules have had the most impact on price and activity this year. The Windermere neighbourhood in southwest Edmonton is expected to continue to grow and attract more residents.



ONE FEATURE BUYERS SHOULD LOOK FOR

Proximity to restaurants



THE UP-AND-COMING NEIGHBOURHOOD

Windermere



ONE FEATURE SELLERS SHOULD PROMOTE

Proximity to work



CONDO MARKET

DRIVING DEMAND



Single Millennial Buyers & Young Couples

YEAR-OVER-YEAR AVERAGE CONDO PRICE CHANGE

2017 **\$238,242**

2018 **\$232,359**

↓ **2.5%**



FIRST-TIME BUYERS

TYPICAL BUYER



Single Millennial Buyers & Young Couples

TYPICAL PRICE RANGE FIRST-TIME BUYERS ENTER THE MARKET

\$270K - \$350K

TYPICAL PROPERTY TYPE PURCHASED BY FIRST-TIME BUYERS



Townhomes



Detached
Single-Family Homes



Condos



LUXURY HOMES

DRIVING DEMAND



Move-Up Buyers

TYPICAL PRICE RANGE FOR LUXURY HOMES

\$1.5M - \$3M

EMERGING LUXURY TRENDS



Seeing a significant drop in prices, sales activity is encouraging

UNITS SOLD

January - February

2017 **1,895**

2018 **1,941**

↑ **2.4%**