

THE SCHMIDT REPORT

September 2019

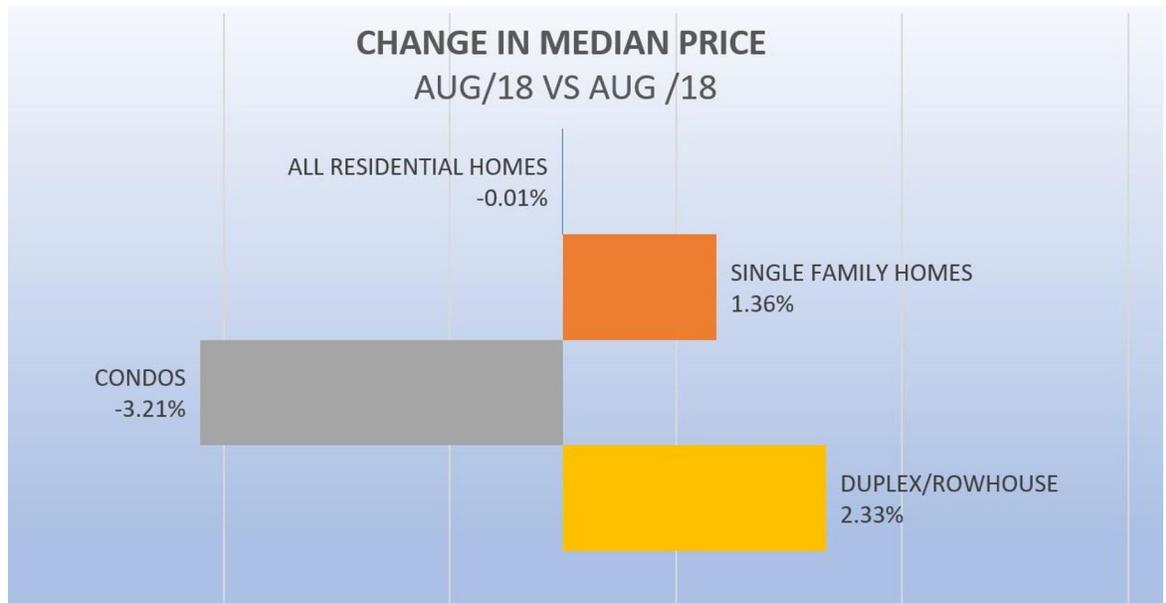
schmidt
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Feel good about the choice you make.

At first glance, prices haven't changed much since last August...

0.01%... that's how much the median residential selling price for the Edmonton Census Metropolitan Area (CMA) has changed from August 2018 to August 2019. That's barely measurable! However, if you made your buying and selling decision on this you'd be missing a lot of important information. The chart below compares the median selling price for the month of August for the 3 major property types - single family homes, condos & duplex/rowhouses. There's a big difference in what's happening between the types of properties. Beyond these big market categories, there are literally hundreds of real estate sub-markets! Every combination of property type, age, price range, and location creates its own market.

This is simply a snapshot of the most recent activity. Understanding where your market is at *today* is the first step...next you need to figure out where the market is *going* so you can make a fully informed decision about your next move. When you're considering how to price your home or what to pay for your new house, understanding the unique market you're in is vital.



For help making the most of your next purchase or sale, call on your friends at Schmidt Realty Group! We'll do the digging to get you the info you really need! Email info@SchmidtRealtyGroup.com to get the answers you need!



"Edmonton real estate prices have remained relatively stable" says REALTORS® Association of Edmonton Chair Michael Brodrick. "Single family home pricing is virtually unchanged, condos are up 5.19% from last month, while duplexes increased 7.00% year-over-year."

"Call on your favourite REALTORS® to help you navigate the market!" - Your friends at Schmidt Realty Group



REALTORS® Association of Edmonton
August 2019 Statistics
 Edmonton CMA (Edmonton Census Metropolitan Area)



SELLING PRICE

All Residential Selling Price



\$367,339 Average
 Year over Year Increase 0.10%
 Month over Month Increase 0.27%

\$345,000 Median
 Year over Year Decrease -0.01%
 Month over Month Decrease -1.43%

Single Family



\$434,634 Average
 Year over Year Increase 2.24%
 Month over Month Increase 1.14%

\$392,500 Median
 Year over Year Increase 1.36%
 Month over Month Decrease -1.63%

Condo



\$234,480 Average
 Year over Year Decrease -5.16%
 Month over Month Increase 5.19%

\$218,500 Median
 Year over Year Decrease -3.21%
 Month over Month Increase 4.05%

Duplex/Rowhouse



\$354,455 Average
 Year over Year Increase 7.00%
 Month over Month Increase 6.34%

\$329,500 Median
 Year over Year Increase 2.33%
 Month over Month Increase 2.33%

ALL RESIDENTIAL SALES & LISTINGS



3,043
 New Listings

Year over Year Decrease -4.73%
 Month over Month Increase 1.06%

8,818
 Residential Inventory

Year over Year Decrease -12.21%
 Month over Month Decrease -3.02%



1,571
 August Sales - All Residential

Year over Year Decrease -6.38%
 Month over Month Decrease -18.22%

11,918
 Year to Date Sales - All Residential

Year over Year Decrease -2.24%

AVERAGE DAYS ON MARKET

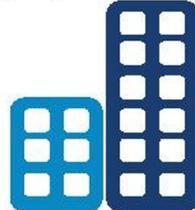


HIGH ROLLERS!

The highest priced properties both listed and sold in the month of April.



Single Family
\$4,795,500
 Listed
\$1,800,000
 Sold



Condos
\$1,388,800
 Listed
\$1,500,000
 Sold



Duplex/Rowhouse
\$1,349,000
 Listed
\$752,700
 Sold