

THE SCHMIDT REPORT

December 2019

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We're often asked...What price range is the busiest?

Every seller hopes that their home falls into the sweet spot of the market, but the truth is that there have been the same proportion of sales in every price range in the last 5 years. While the total number of homes sold may be less (15,714 in 2019 vs 17,748 in 2015) the percentage of sales by each price range has been remarkably consistent.

- The consistently busiest segment of the market is between \$300,000 and \$399,999 with the percentage of total sales ranging from 33% to 35% in each of the last 5 years.
- Sales from \$400,000 to \$499,999 have dropped from 22% in 2015 to 18% since 2015
- The percentage of sales under \$200,000 have risen from 10% to 14% of total sales over the past 5 years.

EDMONTON CENSUS METROPOLITAN AREA HOME SALES
YEAR TO DATE FOR JAN-NOV



This makes sense...as prices soften, the same home will sell in a new price range. While this may look like a shift in what the buyers are buying, it has more to do with the drop in value putting additional (or fewer) homes in some segments of the market.

*Statistics reflect results for the Edmonton Census Metropolitan Area (CMA)

Looking at sales by price range is just one way to slice the market. For a detailed analysis of the market you're most interested in, contact your favourite Schmidt REALTOR®!



"The Edmonton market prices remain stable with a decrease in year-over-year residential listings," says REALTORS® Association of Edmonton Chair Michael Brodrick. "There are about 260 fewer listings than we had in November of last year, and single family home pricing increased 0.24%, duplexes are down 7.99%, and condos are up 3.37% year-over-year."

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



REALTORS® Association of Edmonton November 2019 Statistics

Edmonton CMA (Edmonton Census Metropolitan Area)



SELLING PRICE

All Residential Selling Price



\$353,838 Average

- Year over Year Decrease -2.32%
- Month over Month Increase 0.08%

\$333,000 Median

- Year over Year Decrease -3.48%
- Month over Month Increase 0.91%

Single Family



\$420,650 Average

- Year over Year Increase 0.24%
- Month over Month Decrease -0.07%

\$388,200 Median

- Year over Year Increase 1.62%
- Month over Month Increase 1.70%

Condo



\$228,113 Average

- Year over Year Increase 3.37%
- Month over Month Increase 0.14%

\$207,500 Median

- Year over Year Decrease -1.19%
- Month over Month Decrease -1.19%

Duplex/Rowhouse



\$322,330 Average

- Year over Year Decrease -7.99%
- Month over Month Decrease -2.02%

\$324,950 Median

- Year over Year Decrease -0.09%
- Month over Month Increase 2.19%

ALL RESIDENTIAL SALES & LISTINGS



1,860

New Listings

- Year over Year Decrease -12.59%
- Month over Month Decrease -22.47%

7,923
Residential Inventory

- Year over Year Decrease -9.31%
- Month over Month Decrease -0.04%



1,101

November Sales - All Residential

- Year over Year Decrease -0.36%
- Month over Month Decrease -17.47%

15,714
Year to Date Sales - All Residential

- Year over Year Decrease -0.81%

AVERAGE DAYS ON MARKET



HIGH ROLLERS!

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



Single Family

\$3,450,000
Listed

\$1,850,000
Sold



Condos

\$1,800,000
Listed

\$1,743,000
Sold



Duplex/Rowhouse

\$869,900
Listed

\$880,000
Sold