



THE SCHMIDT REPORT

July 2020

Feel good about the choice you make.

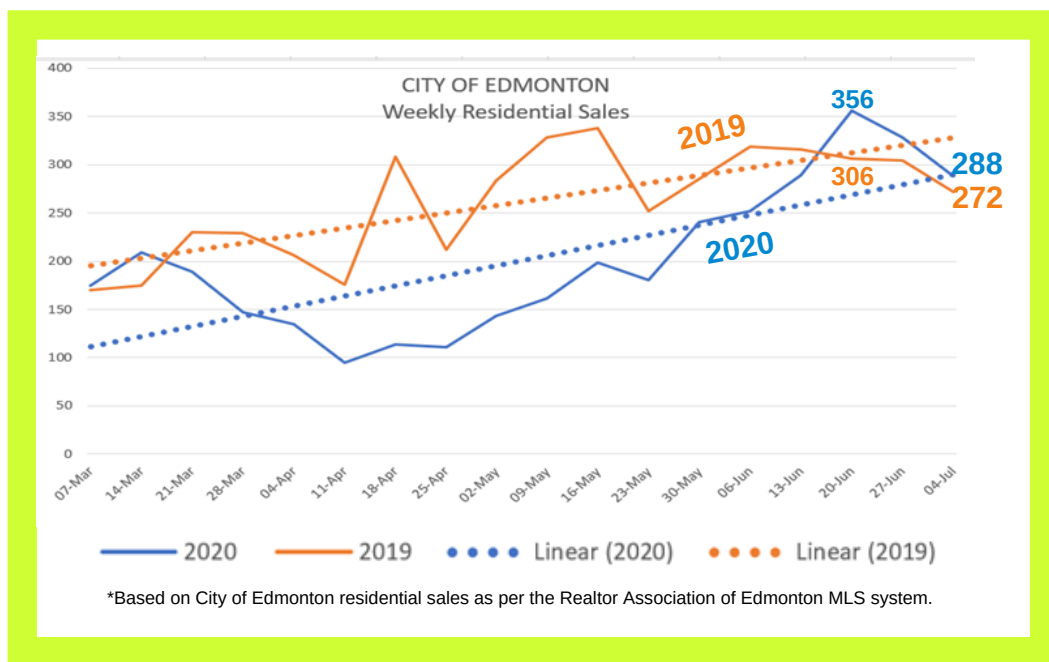
The real estate market in 2020 is different in so many ways...

But here's something that might surprise you!

Here's what we predicted last month: Based on the trend and our own experience in the market, barring any major new outbreaks of Covid-19, we anticipate that June sales for the City of Edmonton will be within 10 % of last year's numbers.

We were hopeful that sales would continue to improve and that there would be only 10% fewer sales than last June's results. We were right...sales definitely improved! And the 10% wasn't far off...but the actual results were in the opposite direction! City of Edmonton sales were **up 8.82%** over June 2019! And the Edmonton CMA (Census Metropolitan Area) results were even better, with sales **up 13.69%**!

We're watching the market daily and comparing results week by week to last year at this time. As you can see, the first few days of July shows the market is still outperforming last year. Now that's a welcome surprise!



Real estate is moving surprisingly well! In some areas, it's even a seller's market!

Curious about how Covid-19 is impacting your part of the market?

Contact your favourite SCHMIDT REALTOR® anytime for a free neighbourhood update | info@WeSellEdmonton.com



"The Edmonton market prices have declined in June, however there has been a slight increase in year-over-year unit sales. There have also been more sales of single-family homes, condos and duplexes compared to June of last year. Single family home pricing decreased 0.20%, duplexes are down 2.49%, and condos are down 7.57% year-over-year." REALTORS® Association of Edmonton Chair Jennifer Lucas

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



NEW LISTINGS

	Current Month	Month-over-Month
	3,565	↑ 22.17%
	YTD	Year-over-Year
	16K	↑ 16.50%



SALES

	Current Month	Month-over-Month
	2,051	↑ 77.27%
	YTD	Year-over-Year
	6,967	↑ 13.69%

7,951



INVENTORY



Single Family	\$3,600,000
Condo	\$835,000
Duplex/Row house	\$759,000



HIGH ROLLERS

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



● THIS YEAR ● LAST YEAR



SELLING PRICE COMPARISONS

AVERAGE **\$360K**

Month-over-Month **1.76%**

Year-over-Year **-1.54%**

ALL RESIDENTIAL

MEDIAN **\$349K**

Month-over-Month **0.58%**

Year-over-Year **-0.29%**



SINGLE FAMILY

AVERAGE **\$423K**

MoM **2.66%**

YoY **-0.09%**

MEDIAN **\$393K**

MoM **1.29%**

YoY **0.64%**



CONDO

AVERAGE **\$220K**

MoM **7.57%**

YoY **-7.57%**

MEDIAN **\$207K**

MoM **9.67%**

YoY **-5.91%**



DUPLEX / ROW HOUSE

AVERAGE **\$329K**

MoM **1.27%**

YoY **-2.49%**

MEDIAN **\$325K**

MoM **1.63%**

YoY **0.43%**