



MARKET REPORT

AUGUST 2017

The Alberta Real Estate Association provides monthly real estate market updates using statistics provided to us by the Canadian Real Estate Association. The average price information listed can be useful in establishing trends over time, but do not indicate actual prices in centres comprised of widely divergent neighbourhoods, or account for price differentials between geographical area.

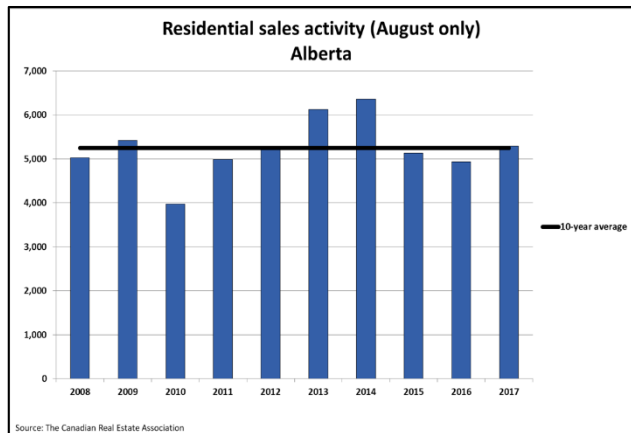
Comments

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Market Report

Alberta home sales rise on a year-over-year basis in August 2017

Alberta reported 5,289 units sold through the MLS® systems of real estate Boards in Alberta; a rise of 7.3% from the year prior. This continued the trend of year-over-year increases in residential sales in Alberta in 2017, and was in line with the 10-year average for Alberta in August.

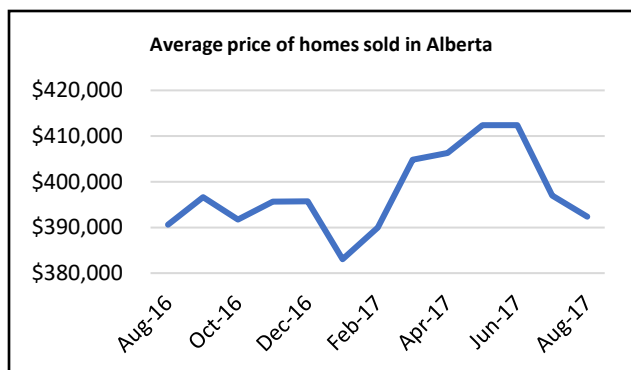


On a year-to-date basis, home sales totaled 40,455 units over the first eight months of the year combined, up 9.5% from the same period in 2016.

Nationally, home sales activity was down 9.9% overall from last year's activity in August, which marked a 2% improvement from last month's year-over-year decline of 11.9%.

The value of all home sales in the province remained constant from last month, with a total of \$2.1 billion changing hands in August. This was however an increase of 7.8% from August 2016. This increase was significantly higher than the national average, which saw the value of total home sales across Canada fall by 6.7% on a year-over-year basis.

Sales of all property types were also up in Alberta (including commercial and agricultural properties), increasing 3.6% to 5,535 total units from this time last year. The total value of all property types amounted to \$2.2 billion, which was an increase of 4% from August 2016.



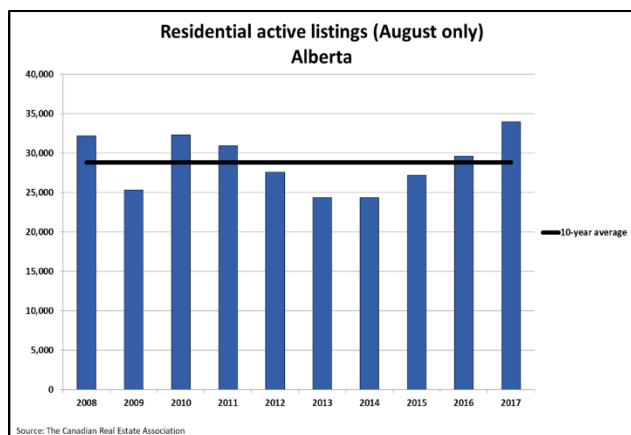
The average price of homes sold across Alberta in August was \$392,359, edging up 0.5% from a year earlier. This was a modest decline from July of this year, which saw an average home price of \$396,946. The year-to-date average price of residential properties was up 1.8% over the first eight months of 2016 however, settling at \$401,594. The national average for home prices by comparison for August, which is often inflated by larger real estate markets such as Toronto and Vancouver, was \$472,247. This

marked a 3.6% increase nationally on a year-over-year basis.

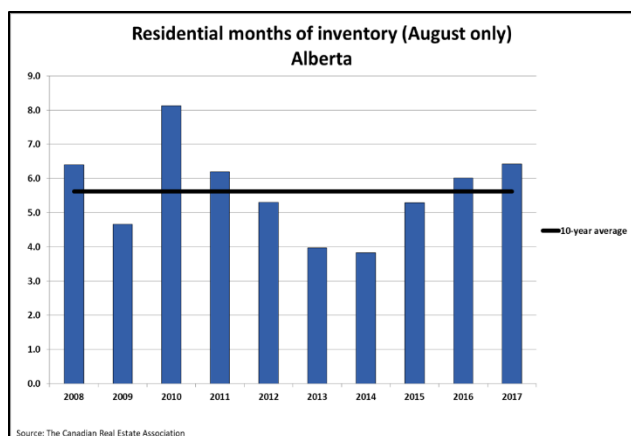
Regionally, monthly residential average price increases in Alberta were led by the Lethbridge (+6.6%), Red Deer (Central Alberta +4.8%) and greater Edmonton area (+3.7%) regions on a year-over-year basis. The Fort McMurray (-21.3%) and Hinton (Alberta West -6.7%) regions had the largest year-over-year decline in Alberta for the month of August. However, Fort McMurray sales figures this time last year were skewed by the wildfire that took place last May.

[View the regional Boards/Associations geographical breakdowns here.](#)

Market Report



There were 10,366 new listings on the MLS® systems of real estate Boards in Alberta in August, rising 9.8% from a year earlier. Active listings were also up from this time last year, rising 14.7% to 33,991 units at the end of August; the highest level on record for this time of year.



The *months of inventory ratio* (total inventory / monthly sales activity) continues to be an important market indicator, comparing the number of months it would take to sell current inventories at the current rate of sales activity. This ratio can suggest if the market is moving quickly or slowly, and how long the average property may stay on the active market. The August *months of inventory ratio* dropped to 6.4 from 6.5 the month before and 6.0 this time last year. A score of 6.4 is still generally thought of as a “balance market,” not favouring either the buyer or seller. The long-run average for this time of year in Alberta is a score of 4.5.

Prior to February of this year, the *months of inventory ratio* fluctuated over the previous three years, with scores as high at 9.8 and as low as 2.9.

[Last month's Market Report is also available online.](#)

SEPTEMBER OUTLOOK: MEDIA MONITORING

Date	Article	Media Outlet
Sept. 19, 2017	Calgary luxury home buyers dipping toes back into \$1M-plus real estate market	Calgary Herald
Sept. 15, 2017	CREA cuts 2017/2018 outlook for home sales in Canada	The Globe and Mail
Sept. 8, 2017	Canadians still have a shine on for Sunbelt real estate	Calgary Herald
Sept. 7, 2017	How increasing interest rates will cause housing prices to rise	CBC

The data provided herein is national data and may not perfectly reflect the data reported by a Board/Association. For more specific information, please contact the local Board/Association representing your area of interest. [Click here](#) for a guideline of Board/Association boundaries.

AREA represents more than 10,000 REALTORS® and 10 real estate Boards/Associations province-wide and provides world-class leadership that positively shapes the Alberta real estate profession, enhances member professionalism, and reinforces the critical value REALTORS® deliver to both buyers and sellers.

For more information on market reporting, please contact [AREA Communications](#) or 1.800.661.0231

