



Affordability and space continue to drive demand in Edmonton’s suburbs

Aggregate price of a home increased 11.3% year-over-year in the second quarter

EDMONTON, July 14, 2021 – According to the Royal LePage House Price Survey released today, the aggregate¹ price of a home in Edmonton increased 11.3 per cent year-over-year to \$430,000 in the second quarter of 2021. Broken out by housing type, the median price of a single-family detached home increased 16.1 per cent to \$467,000 and the median price of a condominium increased 12.9 per cent to \$201,000 during the same period.

“The shift in demand remains towards value and it’s putting significant upward pressure on home prices in Edmonton’s suburbs and neighbouring communities. Purchases made during the pandemic tend to prioritize space to increase quality of life while at home,” said Tom Shearer, broker and owner, Royal LePage Noralta Real Estate. “However, as the city-centre comes back to life, restrictions are lifted and pandemic fears subside, we expect buyers to return to the vibrant downtown core.”

Shearer added that condominiums located in the heart of the city have exceptional value. With students coming back in the fall, the region should expect increased demand from investors looking to buy rental units.

Looking to the remainder of the year, Shearer anticipates high demand in the current market to spur summer sales.

“Real estate activity in Edmonton has not been this brisk in 15 years. Buyers who have not been able to find what they are looking for or who have not been successful with offers are hoping that the summer months will be less competitive,” said Shearer.

Royal LePage is forecasting that the aggregate price of a home in Edmonton will increase 7.0 per cent in the fourth quarter of 2021, compared to the same quarter last year. The previous forecast, released in April, 2021, has been revised upward to reflect the current state of the market.

¹ Aggregate prices are calculated using a weighted average of the median values of all housing types collected. Data is provided by RPS Real Property Solutions and includes both resale and new build.

Nationally, the aggregate price of a home in Canada increased 25.3 per cent year-over-year to \$727,000 in the second quarter of 2021, as inventory shortages continue across the country. Eighty-nine per cent of the regions surveyed saw year-over-year double-digit aggregate price gains, driven largely by increases in the single-family detached property segment. However, the level of competition seen in recent months is beginning to slow.

“After a year of record growth in the Canadian housing market, we appear to have passed the peak of price appreciation,” said Phil Soper, president and CEO of Royal LePage. “While current home price gains are expected to be sustained due to chronically low inventory and new demand from growing household formation, investors and newcomers, the torrid pace of home price appreciation has begun to moderate.”

The Royal LePage National House Price Composite is compiled from proprietary property data, nationally and in 62 of the nation’s largest real estate markets. When broken out by housing type, the median price of a single-family detached home rose 27.1 per cent year-over-year to \$765,000, while the median price of a condominium increased 11.7 per cent year-over-year to \$525,000. Price data, which includes both resale and new build, is provided by Royal LePage’s sister company RPS Real Property Solutions, a leading Canadian real estate valuation company.

During the second quarter, the company revised its House Price Survey methodology, including geographical boundaries and housing types. Royal LePage’s aggregate prices are calculated using a weighted average of the median values of all housing types collected. This improves accuracy as surges of transactions in the upper end or lower end of the real estate market are less likely to skew results.

Royal LePage Home Price Data:

Royal LePage House Price Survey Chart: rlp.ca/house-prices-Q2-2021

Royal LePage Forecast Chart: rlp.ca/market-forecast-Q2-2021

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About the Royal LePage House Price Survey

The Royal LePage House Price Survey provides information on the most common types of housing, nationally and in 62 of the nation’s largest real estate markets. Housing values in the Royal LePage House Price Survey are based on the Royal LePage Canadian Real Estate Market Composite, produced quarterly through the use of company data in addition to data and analytics

from its sister company, RPS Real Property Solutions, the trusted source for residential real estate intelligence and analytics in Canada. Commentary on housing and forecast values are provided by Royal LePage residential real estate experts, based on their opinions and market knowledge.

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About Royal LePage

Serving Canadians since 1913, Royal LePage is the country's leading provider of services to real estate brokerages, with a network of over 18,000 real estate professionals in over 600 locations nationwide. Royal LePage is the only Canadian real estate company to have its own charitable foundation, the Royal LePage Shelter Foundation, dedicated to supporting women's and children's shelters and educational programs aimed at ending domestic violence. Royal LePage is a Bridgemarq Real Estate Services Inc. company, a TSX-listed corporation trading under the symbol TSX:BRE. For more information, please visit www.royallepage.ca.

For further information, please contact:

Meghan Edwards
North Strategic on behalf of Royal LePage
meghan.edwards@northstrategic.com
(416) 300-5720