



Hey there, how are ya?

Justin Griffith

Realtor®

www.JustinGriffith.ca



SPRUCE GROVE

as of February 29, 2020

BENCHMARK PRICE

330,817

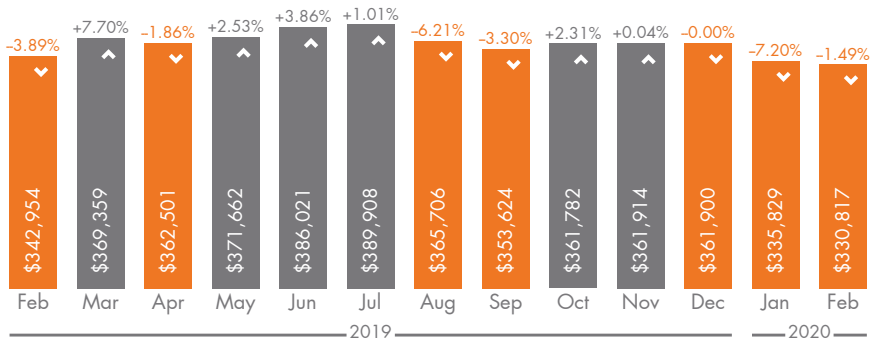
Feb 2020

Month to Month
Down 1.49% from Jan 2020

Year to Year
Down 3.54% from Feb 2019

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**13 MONTHS MARKET HISTORY
SPRUCE GROVE - DETACHED HOMES**



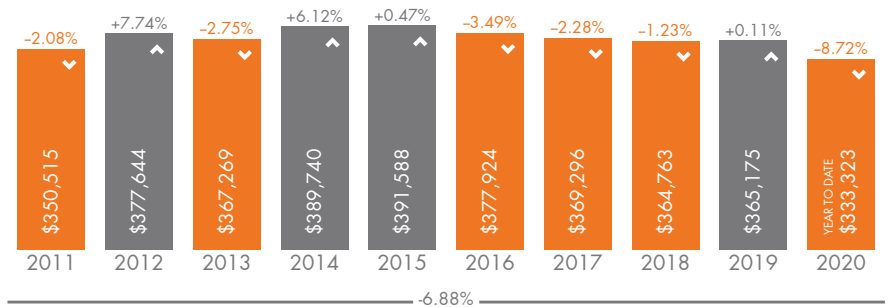
AVERAGE PRICE TREND



PROPERTY TYPE: **DETACHED HOMES**
TOWN: **SPRUCE GROVE**

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**10 YEAR AVERAGE PRICE HISTORY
SPRUCE GROVE - DETACHED HOMES**



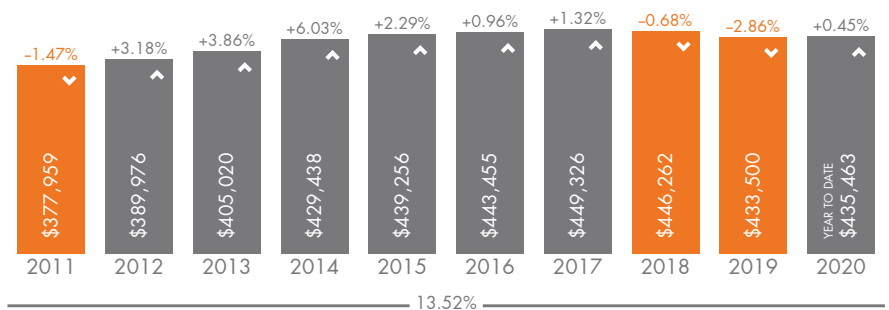
AVERAGE PRICE TREND



PROPERTY TYPE: **DETACHED HOMES**
CITY OF **EDMONTON**

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**10 YEAR AVERAGE PRICE HISTORY
EDMONTON - DETACHED HOMES**





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SPRUCE GROVE

as of February 29, 2020

ACTIVE & SOLD LISTINGS

www.justingriffith.ca

**13 MONTHS MARKET HISTORY
SPRUCE GROVE - DETACHED HOMES**

214

FEB 2020
ACTIVE
Listings



38

FEB 2020
SOLD
Listings



Month to Month

Up 13.23%
from Jan 2020

Month to Month

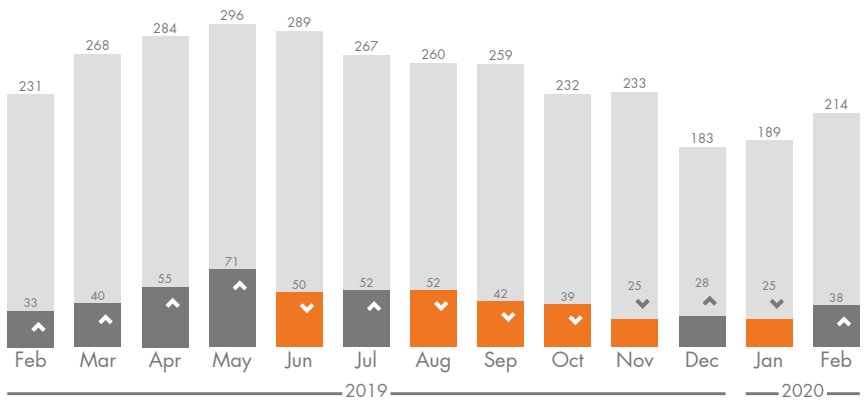
Up 52.00%
from Jan 2020

Year to Year

Down 7.36%
from Feb 2019

Year to Year

Up 15.15%
from Feb 2019



LISTING ABSORPTION RATE

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**13 MONTHS MARKET HISTORY
SPRUCE GROVE - DETACHED HOMES**

17.76%

Feb 2020
SOLD
Listings



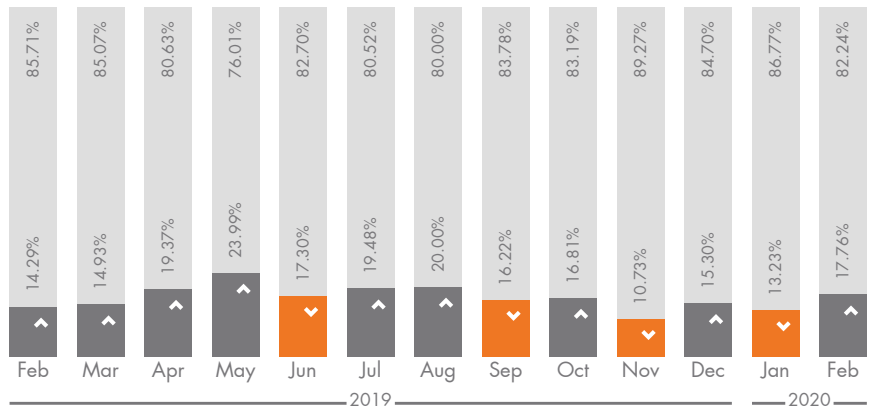
Month to Month

The odds of selling
increased by 34.24%
compared to Jan 2020

Year to Year

The odds of selling
increased by 24.30%
compared to Feb 2019

82.24%
**UNSOLD, EXPIRED
& TERMINATED Listings**



AVERAGE DAYS ON MARKET

www.justingriffith.ca

**13 MONTHS MARKET HISTORY
SPRUCE GROVE - DETACHED HOMES**

77
days
average

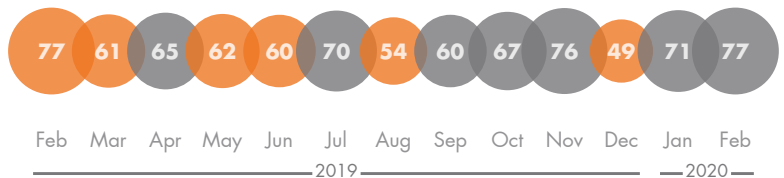
Feb 2020

Month to Month

ADOM are up, homes
are selling 8.45% slower
compared to Jan 2020

Year to Year

ADOM are without change compared to Feb 2019



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SPRUCE GROVE

as of February 29, 2020

BENCHMARK PRICE

167,466

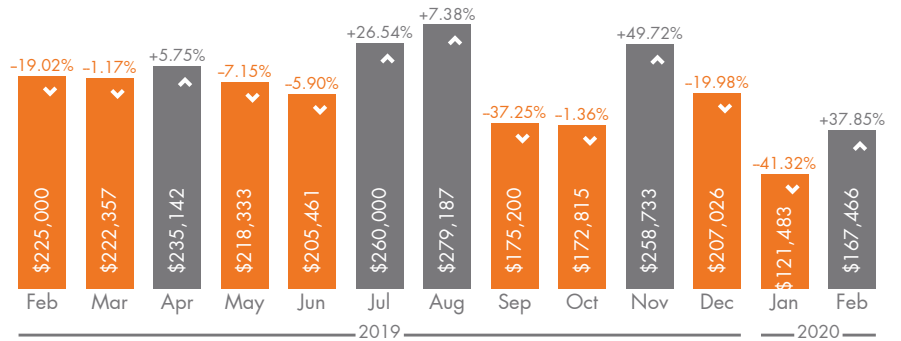
Feb 2020

▲ **Month to Month**
Up 37.85% from Jan 2020

▼ **Year to Year**
Down 25.57% from Feb 2019

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13 MONTHS MARKET HISTORY
SPRUCE GROVE - CONDOS



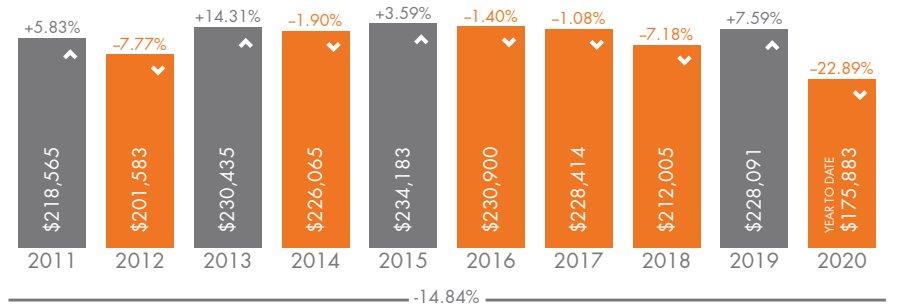
AVERAGE PRICE TREND



PROPERTY TYPE: CONDOS
TOWN: SPRUCE GROVE

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10 YEAR AVERAGE PRICE HISTORY
SPRUCE GROVE - CONDOS



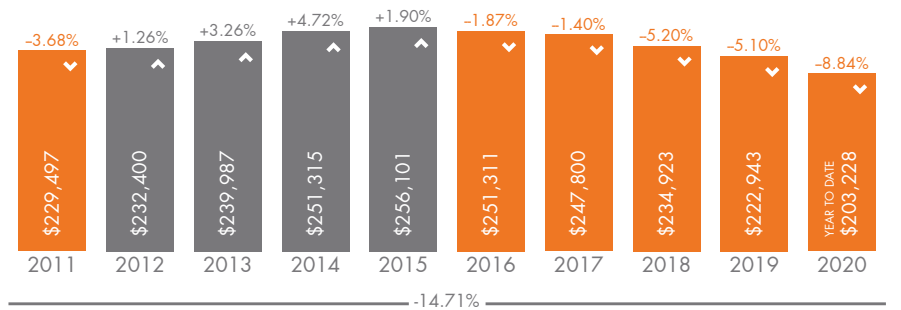
AVERAGE PRICE TREND



PROPERTY TYPE: CONDOS
CITY OF EDMONTON

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10 YEAR AVERAGE PRICE HISTORY
EDMONTON - CONDOS





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ACTIVE & SOLD LISTINGS

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**13 MONTHS MARKET HISTORY
SPRUCE GROVE - CONDOS**

37

FEB 2020
ACTIVE
Listings



3

FEB 2020
SOLD
Listings

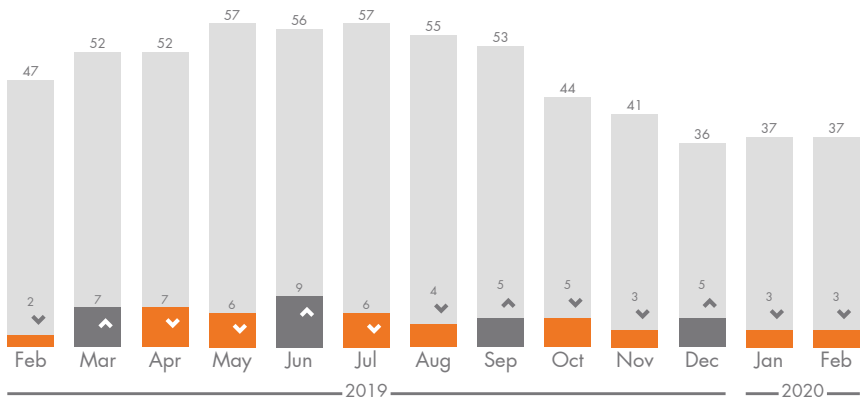


Month to Month
No change
from Jan 2020

Month to Month
No change
from Jan 2020

Year to Year
Down 21.28%
from Feb 2019

Year to Year
Up 50.00%
from Feb 2019



LISTING ABSORPTION RATE

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**13 MONTHS MARKET HISTORY
SPRUCE GROVE - CONDOS**

8.11%

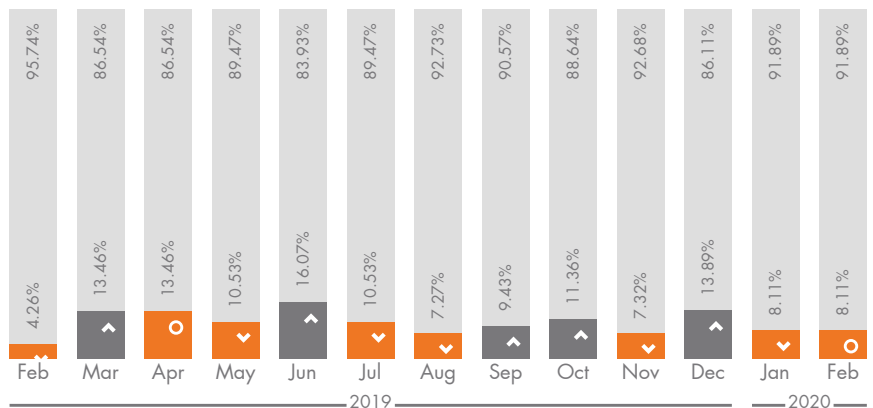
Feb 2020
SOLD Listings



Month to Month
The odds of selling
are without change
compared to Jan 2020

Year to Year
The odds of selling
increased by 90.54%
compared to Feb 2019

91.89%
**UNSOLD, EXPIRED
& TERMINATED Listings**



AVERAGE DAYS ON MARKET

www.justingriffith.ca

**13 MONTHS MARKET HISTORY
SPRUCE GROVE - CONDOS**

23
days
average

Feb 2020

Month to Month
ADOM are down, homes
are selling 59.65% faster
compared to Jan 2020

Year to Year
ADOM are down, homes
are selling 69.74% faster
compared to Feb 2019

