

EDMONTON REAL ESTATE BOARD

MONTHLY STATISTICS

FOR THE MONTH OF JUNE

	2007	2006	2005	2004	2003
RESIDENTIAL LISTINGS	4,982	2,440	2,519	2,675	2,686
RESIDENTIAL SALES	2,203	2,183	2,134	1,974	1,692
SALES TO LISTING RATIO	44	89	85	74	63
DAYS ON MARKET	25	19	38	42	38
YEAR TO DATE					
- LISTINGS	20,422	12,679	14,562	14,856	12,588
- SALES	13,282	11,570	9,857	9,570	8,356
- RATIO	65	91	68	64	66
AVERAGE PRICES					
- SINGLE FAMILY DWELLING	417,265	298,631	225,077	203,788	187,395
- CONDOMINIUM	265,172	186,738	144,345	136,596	128,903
- DUPLEX/ROWHOUSE	342,836	227,810	180,793	161,032	145,573
VALUE OF RESIDENTIAL SALES	766,767,034	555,006,577	425,538,812	360,090,167	285,624,190
YEAR TO DATE	4,458,572,316	2,655,002,556	1,895,041,122	1,710,184,487	1,366,040,354
LAND LISTINGS	829	454	395	373	505
LAND SALES	266	366	265	220	201
YEAR TO DATE					
- LISTINGS	3,045	2,122	2,196	2,120	2,141
- SALES	1,403	1,468	1,043	952	862
VALUE OF LAND SALES	110,330,405	95,217,837	56,601,539	41,802,751	32,871,287
YEAR TO DATE	539,148,000	371,742,871	216,956,605	174,211,170	134,300,515
COMMERCIAL LISTINGS	192	141	128	293	214
COMMERCIAL SALES	54	61	49	59	72
YEAR TO DATE					
- LISTINGS	992	869	916	1,383	1,261
- SALES	304	275	280	362	372
VALUE OF COMMERCIAL SALES	35,715,032	31,432,420	26,150,703	16,942,470	25,317,796
YEAR TO DATE	206,894,730	129,993,256	93,812,740	101,637,663	150,926,391
TOTAL LISTINGS	6,003	3,035	3,042	3,341	3,405
TOTAL SALES	2,523	2,610	2,448	2,253	1,965
YEAR TO DATE					
- LISTINGS	24,459	15,670	17,674	18,359	15,990
- SALES	14,989	13,313	11,180	10,884	9,590
VALUE OF TOTAL SALES	912,812,471	681,656,834	508,291,054	418,835,388	343,813,273
YEAR TO DATE	5,204,615,046	3,156,738,683	2,205,810,467	1,986,033,320	1,651,267,260

EDMONTON REAL ESTATE BOARD

SINGLE FAMILY, CONDO& DUPLEX/ROWHOUSE STATISTICS

FOR THE MONTH OF JUNE

A. SINGLE FAMILY DWELLINGS	2007	2006	2005	2004	2003
Number of Properties Listed	2,926	1,536	1,648	1,715	1,878
Number of Properties Sold	1,233	1,344	1,475	1,356	1,168
Number of Properties Listed to Date	11,532	8,132	9,478	9,562	8,488
Number of Properties Sold to Date	7,429	7,397	6,720	6,647	5,645
Value of Property Sold	514,487,507	401,359,540	331,988,137	276,336,353	218,877,853
Cumulative Sales to Date	2,986,800,089	1,985,065,203	1,463,869,240	1,322,505,482	1,038,647,012
Sales are (%) of Total Sales of the Month	68.15	73.06	78.48	77.45	76.89
Sales are (%) of Total Sales of the Year	67.83	75.44	77.81	77.82	76.44
Average Sale Price	417,265	298,631	225,077	203,788	187,395
Average Sale Price (YTD)	402,046	268,361	217,838	198,963	183,994

B. CONDOMINIUM

Number of Properties Listed	1,691	722	686	741	640
Number of Properties Sold	789	678	523	504	454
Number of Properties Listed to Date	7,272	3,635	4,083	4,186	3,251
Number of Properties Sold to Date	4,821	3,411	2,571	2,435	2,267
Value of Property Sold	209,220,618	126,608,036	75,492,565	68,844,203	58,521,875
Cumulative Sales to Date	1,229,688,875	557,915,922	354,588,042	327,499,558	278,463,099
Sales are (%) of Total Sales of the Month	27.71	23.05	17.85	19.30	20.56
Sales are (%) of Total Sales of the Year	27.92	21.20	18.85	19.27	20.49
Average Sale Price	265,172	186,738	144,345	136,596	128,903
Average Sale Price (YTD)	255,069	163,564	137,918	134,497	122,833

C. DUPLEX/ROWHOUSE

Number of Properties Listed	221	99	102	114	107
Number of Properties Sold	91	94	86	72	50
Number of Properties Listed to Date	844	475	513	580	439
Number of Properties Sold to Date	569	418	350	313	279
Value of Property Sold	31,198,040	21,414,100	15,548,222	11,594,299	7,278,662
Cumulative Sales to Date	187,085,974	88,468,276	62,966,286	49,523,420	41,729,803
Sales are (%) of Total Sales of the Month	4.13	3.90	3.68	3.25	2.56
Sales are (%) of Total Sales of the Year	4.25	3.36	3.35	2.91	3.07
Average Sale Price	342,836	227,810	180,793	161,032	145,573
Average Sale Price (YTD)	328,798	211,647	179,904	158,222	149,569

TOTAL OF LISTINGS AND SALES

Total Number of Properties Listed	4,838	2,357	2,436	2,570	2,625
Total Number of Properties Sold	2,113	2,116	2,084	1,932	1,672
Total Number of Properties Listed to Date	19,648	12,242	14,074	14,328	12,178
Total Number of Properties Sold to Date	12,819	11,226	9,641	9,395	8,191
Total Value of Property Sold	754,906,165	549,381,676	423,028,924	356,774,855	284,678,390
Total Cumulative Sales to Date	4,403,574,938	2,631,449,401	1,881,423,568	1,699,528,460	1,358,839,914
Total Sales Change Over (prev yr) for the Month (%)	37.41	29.87	18.57	25.33	33.46
Total Sales Change Over (prev yr) for the Year (%)	67.34	39.86	10.70	25.07	10.86
Ratio of Sales/Listings	43.68	89.78	85.55	75.18	63.70
Ratio of Sales/Listings for the Year	65.24	91.70	68.50	65.57	67.26

* Does Not Include Mobile Home Sales

EDMONTON REAL ESTATE BOARD

RURAL STATISTICS

FOR THE MONTH OF JUNE

	2007	2006	2005	2004	2003
A. ACREAGE WITH HOME					
Number of Properties Listed	482	272	255	221	286
Number of Properties Sold	147	188	165	145	128
Number of Properties Listed to Date	1,717	1,300	1,370	1,221	1,186
Number of Properties Sold to Date	776	810	686	619	524
Value of Property Sold	75,047,333	60,146,429	43,052,250	33,593,001	26,896,394
Value of Property Sold to Date	379,041,436	255,144,132	174,178,424	142,244,297	103,876,094
Average Sale Price	510,526	319,928	260,923	231,676	210,128
Average Sale Price (YTD)	488,455	314,993	253,904	229,797	198,237
B. VACANT ACREAGE & RECREATIONAL					
Number of Properties Listed	299	124	89	102	171
Number of Properties Sold	96	147	72	50	42
Number of Properties Listed to Date	1,127	594	534	643	747
Number of Properties Sold to Date	556	552	270	229	236
Value of Property Sold	27,224,672	27,544,238	7,200,700	3,482,100	2,435,143
Value of Property Sold to Date	136,581,164	92,534,019	24,459,192	16,162,622	15,846,801
Average Sale Price	283,590	187,376	100,010	69,642	57,980
Average Sale Price (YTD)	245,650	167,634	90,590	70,579	67,147
C. RECREATIONAL WITH HOME					
Number of Properties Listed	48	58	51	50	48
Number of Properties Sold	23	31	28	25	31
Number of Properties Listed to Date	201	228	292	256	208
Number of Properties Sold to Date	71	106	87	104	102
Value of Property Sold	8,058,400	7,527,170	6,348,589	4,727,650	3,539,750
Value of Property Sold to Date	23,525,400	24,064,720	18,318,989	15,804,251	14,577,620
Average Sale Price	350,365	242,812	226,735	189,106	114,185
Average Sale Price (YTD)	331,344	227,026	210,563	151,964	142,918
TOTAL					
Number of Properties Listed	829	454	395	373	505
Number of Properties Sold	266	366	265	220	201
Number of Properties Listed to Date	3,045	2,122	2,196	2,120	2,141
Number of Properties Sold to Date	1,403	1,468	1,043	952	862
Value of Property Sold	110,330,405	95,217,837	56,601,539	41,802,751	32,871,287
Value of Property Sold to Date	539,148,000	371,742,871	216,956,605	174,211,170	134,300,515
Average Sale Price	414,776	260,158	213,591	190,013	163,539
Average Sale Price (YTD)	384,282	253,231	208,012	182,995	155,801

EDMONTON REAL ESTATE BOARD

COMMERCIAL STATISTICS

FOR THE MONTH OF JUNE

		2007	2006	2005	2004	2003
A. LAND	Number of Properties Listed	66	34	25	42	26
	Number of Properties Sold	13	20	12	8	12
	Number of Properties Listed to Date	283	191	119	167	144
	Number of Properties Sold to Date	77	74	60	52	60
	Value of Property Sold	6,924,997	8,510,600	16,767,901	3,637,675	8,083,396
	Value of Property Sold to Date	70,241,246	47,291,550	35,736,379	26,034,606	49,048,041
B. INVESTMENTS	Number of Properties Listed	43	23	17	30	30
	Number of Properties Sold	17	9	9	9	12
	Number of Properties Listed to Date	194	141	126	164	171
	Number of Properties Sold to Date	76	67	52	45	57
	Value of Property Sold	11,948,135	3,256,000	3,227,500	3,438,400	3,858,000
	Value of Property Sold to Date	45,601,786	25,683,182	11,775,520	13,883,050	19,193,950
C. APARTMENTS	Number of Properties Listed	26	17	15	19	10
	Number of Properties Sold	8	13	6	5	8
	Number of Properties Listed to Date	95	75	79	109	72
	Number of Properties Sold to Date	50	45	30	44	43
	Value of Property Sold	14,002,000	9,243,400	1,816,000	3,219,000	4,179,500
	Value of Property Sold to Date	60,702,011	28,816,800	11,784,500	21,896,600	23,857,700
D. HOTEL/MOTEL	Number of Properties Listed	3	10	1	39	10
	Number of Properties Sold	0	2	0	0	0
	Number of Properties Listed to Date	21	46	43	68	41
	Number of Properties Sold to Date	0	3	0	1	1
	Value of Property Sold	0	1,520,000	0	0	0
	Value of Property Sold to Date	0	1,630,000	0	500,000	1,400,000
E. BUSINESS	Number of Properties Listed	43	36	51	49	53
	Number of Properties Sold	14	7	9	7	14
	Number of Properties Listed to Date	309	293	272	361	389
	Number of Properties Sold to Date	76	50	48	70	81
	Value of Property Sold	1,839,900	6,447,000	2,524,000	716,000	2,282,000
	Value of Property Sold to Date	23,248,065	19,298,200	13,495,982	13,048,369	14,119,595
F. LEASE	Number of Properties Listed	6	19	14	19	10
	Number of Properties Sold	0	7	8	5	1
	Number of Properties Listed to Date	64	102	85	84	76
	Number of Properties Sold to Date	16	29	21	22	14
	Value of Property Sold	0	1,148,420	530,302	885,177	43,200
	Value of Property Sold to Date	2,309,222	3,664,524	1,076,519	1,826,419	540,945
G. FARMS	Number of Properties Listed	5	2	5	95	75
	Number of Properties Sold	2	3	5	25	25
	Number of Properties Listed to Date	26	21	192	430	368
	Number of Properties Sold to Date	9	7	69	128	116
	Value of Property Sold	1,000,000	1,307,000	1,285,000	5,046,218	6,871,700
	Value of Property Sold to Date	4,792,400	3,609,000	19,943,840	24,448,619	42,766,160
TOTAL	Number of Properties Listed	192	141	128	293	214
	Number of Properties Sold	54	61	49	59	72
	Number of Properties Listed to Date	992	869	916	1,383	1,261
	Number of Properties Sold to Date	304	275	280	362	372
	Value of Property Sold	35,715,032	31,432,420	26,150,703	16,942,470	25,317,796
	Value of Property Sold to Date	206,894,730	129,993,256	93,812,740	101,637,663	150,926,391

EDMONTON REAL ESTATE BOARD
AVERAGE AND MEDIAN MLS® SALE PRICES FOR DETACHED HOMES
FOR THE MONTH OF JUNE

THE CITY OF EDMONTON

		2007		2006		2005	
		MONTH	YTD	MONTH	YTD	MONTH	YTD
NORTHWEST ZONES: 4,7,21,40,59	UNITS	41	246	43	243	48	245
	AVERAGE	346,172	356,152	243,268	229,634	185,189	180,845
	MEDIAN	348,000	345,000	245,000	219,000	174,000	169,000
NORTH CENTRAL ZONES: 1,2,3,27,28,50	UNITS	125	1,067	177	1,217	189	1,000
	AVERAGE	405,401	399,169	289,733	256,563	213,577	207,043
	MEDIAN	385,000	385,000	270,000	248,500	205,300	199,000
NORTHEAST ZONES: 6,9,23,35,51	UNITS	46	327	58	337	59	309
	AVERAGE	355,189	329,595	224,970	212,020	180,322	171,635
	MEDIAN	343,000	332,000	220,000	195,000	169,900	167,000
CENTRAL ZONES: 8,5,12,13	UNITS	40	310	78	365	48	264
	AVERAGE	278,306	279,324	191,675	171,669	136,766	137,636
	MEDIAN	270,000	260,000	175,500	157,000	132,000	131,000
WEST ZONES: 10,11,20,22,58	UNITS	100	644	85	586	126	612
	AVERAGE	511,958	478,152	395,248	318,761	298,278	265,086
	MEDIAN	430,000	430,000	325,000	287,000	237,500	229,900
SOUTHWEST ZONES: 14,15,16,55,56,57	UNITS	126	892	138	955	157	835
	AVERAGE	566,179	525,751	419,504	365,974	309,491	291,947
	MEDIAN	515,000	475,000	374,375	330,000	267,500	258,240
SOUTHEAST ZONES: 17,18,19,29 30,41,42,52,53,54	UNITS	160	1,091	175	1,026	183	929
	AVERAGE	431,395	401,008	291,715	259,310	210,051	201,574
	MEDIAN	399,950	384,000	280,000	255,000	196,300	190,000

SURROUNDING AREAS

ST. ALBERT	UNITS	72	496	89	579	92	546
	AVERAGE	514,678	486,087	363,407	315,465	255,172	249,964
	MEDIAN	478,700	453,250	319,900	290,500	234,000	235,000
SHERWOOD PARK	UNITS	87	467	75	459	96	547
	AVERAGE	480,363	464,648	349,875	320,445	276,102	255,067
	MEDIAN	451,000	440,000	325,000	302,000	245,000	241,000
LEDUC	UNITS	28	196	17	133	24	160
	AVERAGE	401,140	374,186	270,876	237,160	187,197	195,528
	MEDIAN	373,450	356,500	265,900	224,900	175,500	178,900
SPRUCE GROVE	UNITS	31	218	38	225	39	182
	AVERAGE	418,583	386,721	282,394	248,361	201,561	196,366
	MEDIAN	402,500	374,950	282,950	239,900	195,000	187,500
STONY PLAIN	UNITS	21	130	34	140	22	117
	AVERAGE	401,990	383,296	278,511	250,042	228,513	213,954
	MEDIAN	395,000	379,800	274,500	243,700	214,000	208,500
MORINVILLE	UNITS	11	83	15	100	15	69
	AVERAGE	345,309	350,340	237,133	211,083	186,453	176,878
	MEDIAN	335,000	340,000	249,900	206,000	189,000	173,000
FORT SASKATCHEWAN	UNITS	14	144	20	107	23	131
	AVERAGE	381,228	407,381	283,220	256,491	218,576	205,326
	MEDIAN	370,000	395,750	265,350	249,000	195,000	191,500
OVERALL	AVERAGE	417,265	402,046	298,631	268,361	225,077	217,838
	MEDIAN	398,000	386,000	279,900	255,000	209,500	205,000

The Edmonton Real Estate Board cautions that the average residential price is a useful figure only for establishing trends and comparisons over a period of time. It does not indicate an actual price of a home due to the wide selection of housing stock available. Movements in sale prices should not be interpreted as changes in the cost of a standard home. The median price, the middle figure taken from the current list of all selling prices, is more indicative of activity in a specific time frame, eg. one month.

These figures are generated on the last day of the month. Any sales reported after that date will be reflected in the next month's year to date totals. Total market represents the entire market figure

Sales reported above represents only the larger markets within the greater Edmonton area