

EDMONTON REAL ESTATE BOARD

MONTHLY STATISTICS

FOR THE MONTH OF JULY

	2007	2006	2005	2004	2003
RESIDENTIAL LISTINGS	4,463	2,230	2,181	2,448	2,740
RESIDENTIAL SALES	1,565	1,953	1,610	1,707	1,724
SALES TO LISTING RATIO	35	88	74	70	63
DAYS ON MARKET	30	18	38	43	38
YEAR TO DATE					
- LISTINGS	24,885	14,909	16,743	17,304	15,328
- SALES	14,847	13,523	11,467	11,277	10,080
- RATIO	60	91	68	65	66
AVERAGE PRICES					
- SINGLE FAMILY DWELLING	417,150	303,304	224,074	205,942	185,537
- CONDOMINIUM	271,908	188,831	141,249	132,095	124,533
- DUPLEX/ROWHOUSE	339,417	228,691	165,495	155,770	151,493
VALUE OF RESIDENTIAL SALES	555,134,107	500,923,705	315,181,752	309,025,147	287,102,051
YEAR TO DATE	5,013,706,423	3,155,926,261	2,210,222,874	2,019,209,634	1,653,142,405
LAND LISTINGS	684	367	378	352	462
LAND SALES	214	261	219	207	221
YEAR TO DATE					
- LISTINGS	3,729	2,489	2,574	2,472	2,603
- SALES	1,617	1,729	1,262	1,159	1,083
VALUE OF LAND SALES	77,842,507	70,964,521	44,700,861	39,214,278	40,188,084
YEAR TO DATE	616,990,507	442,707,392	261,657,466	213,425,448	174,488,599
COMMERCIAL LISTINGS	144	171	120	223	244
COMMERCIAL SALES	33	54	35	52	56
YEAR TO DATE					
- LISTINGS	1,136	1,040	1,036	1,606	1,505
- SALES	337	329	315	414	428
VALUE OF COMMERCIAL SALES	45,602,535	29,209,820	11,572,597	21,339,409	18,795,800
YEAR TO DATE	252,497,265	159,203,076	105,385,337	122,977,072	169,722,191
TOTAL LISTINGS	5,291	2,768	2,679	3,023	3,446
TOTAL SALES	1,812	2,268	1,864	1,966	2,001
YEAR TO DATE					
- LISTINGS	29,750	18,438	20,353	21,382	19,436
- SALES	16,801	15,581	13,044	12,850	11,591
VALUE OF TOTAL SALES	678,579,149	601,098,046	371,455,210	369,578,834	346,085,935
YEAR TO DATE	5,883,194,195	3,757,836,729	2,577,265,677	2,355,612,154	1,997,353,195

EDMONTON REAL ESTATE BOARD

SINGLE FAMILY, CONDO& DUPLEX/ROWHOUSE STATISTICS

FOR THE MONTH OF JULY

A. SINGLE FAMILY DWELLINGS	2007	2006	2005	2004	2003
Number of Properties Listed	2,569	1,498	1,413	1,586	1,838
Number of Properties Sold	882	1,190	1,073	1,134	1,199
Number of Properties Listed to Date	14,101	9,630	10,891	11,148	10,326
Number of Properties Sold to Date	8,311	8,587	7,793	7,781	6,844
Value of Property Sold	367,926,414	360,932,138	240,430,866	233,538,637	222,459,185
Cumulative Sales to Date	3,354,726,503	2,345,997,341	1,704,300,106	1,556,044,119	1,261,106,197
Sales are (%) of Total Sales of the Month	68.13	72.89	77.09	76.31	77.98
Sales are (%) of Total Sales of the Year	67.86	75.03	77.70	77.59	76.70
Average Sale Price	417,150	303,304	224,074	205,942	185,537
Average Sale Price (YTD)	403,649	273,203	218,696	199,980	184,264

B. CONDOMINIUM

Number of Properties Listed	1,582	571	619	644	690
Number of Properties Sold	553	602	432	477	423
Number of Properties Listed to Date	8,854	4,206	4,702	4,830	3,941
Number of Properties Sold to Date	5,374	4,013	3,003	2,912	2,690
Value of Property Sold	150,364,855	113,676,328	61,019,490	63,009,462	52,677,628
Cumulative Sales to Date	1,380,053,730	671,592,250	415,607,532	390,509,020	331,140,727
Sales are (%) of Total Sales of the Month	27.84	22.96	19.57	20.59	18.46
Sales are (%) of Total Sales of the Year	27.92	21.48	18.95	19.47	20.14
Average Sale Price	271,908	188,831	141,249	132,095	124,533
Average Sale Price (YTD)	256,802	167,354	138,397	134,103	123,101

C. DUPLEX/ROWHOUSE

Number of Properties Listed	175	86	87	154	91
Number of Properties Sold	64	90	63	61	67
Number of Properties Listed to Date	1,019	561	600	734	530
Number of Properties Sold to Date	633	508	413	374	346
Value of Property Sold	21,722,690	20,582,214	10,426,200	9,501,949	10,150,050
Cumulative Sales to Date	208,808,664	109,050,490	73,392,486	59,025,369	51,879,853
Sales are (%) of Total Sales of the Month	4.02	4.16	3.34	3.10	3.56
Sales are (%) of Total Sales of the Year	4.22	3.49	3.35	2.94	3.16
Average Sale Price	339,417	228,691	165,495	155,770	151,493
Average Sale Price (YTD)	329,872	214,666	177,706	157,822	149,942

TOTAL OF LISTINGS AND SALES

Total Number of Properties Listed	4,326	2,155	2,119	2,384	2,619
Total Number of Properties Sold	1,499	1,882	1,568	1,672	1,689
Total Number of Properties Listed to Date	23,974	14,397	16,193	16,712	14,797
Total Number of Properties Sold to Date	14,318	13,108	11,209	11,067	9,880
Total Value of Property Sold	540,013,959	495,190,680	311,876,556	306,050,048	285,286,863
Total Cumulative Sales to Date	4,943,588,897	3,126,640,081	2,193,300,124	2,005,578,508	1,644,126,777
Total Sales Change Over (prev yr) for the Month (%)	9.05	58.78	1.90	7.28	23.91
Total Sales Change Over (prev yr) for the Year (%)	58.11	42.55	9.36	21.98	12.92
Ratio of Sales/Listings	34.65	87.33	74.00	70.13	64.49
Ratio of Sales/Listings for the Year	59.72	91.05	69.22	66.22	66.77

* Does Not Include Mobile Home Sales

EDMONTON REAL ESTATE BOARD

RURAL STATISTICS

FOR THE MONTH OF JULY

	2007	2006	2005	2004	2003
A. ACREAGE WITH HOME					
Number of Properties Listed	376	208	0	205	277
Number of Properties Sold	107	144	139	138	161
Number of Properties Listed to Date	2,093	1,508	1,618	1,426	1,463
Number of Properties Sold to Date	883	954	825	757	685
Value of Property Sold	48,699,611	47,676,909	36,580,675	30,976,678	32,665,854
Value of Property Sold to Date	427,741,047	302,821,041	210,759,099	173,220,975	136,541,948
Average Sale Price	455,137	331,090	263,170	224,469	202,894
Average Sale Price (YTD)	484,418	317,422	255,466	228,826	199,331
B. VACANT ACREAGE & RECREATIONAL					
Number of Properties Listed	257	109	0	87	142
Number of Properties Sold	91	92	61	37	48
Number of Properties Listed to Date	1,384	703	626	730	889
Number of Properties Sold to Date	647	644	331	266	284
Value of Property Sold	23,664,396	12,845,612	5,461,136	2,795,800	6,514,200
Value of Property Sold to Date	160,245,560	105,379,631	29,920,328	18,958,422	22,361,001
Average Sale Price	260,048	139,626	89,527	75,562	135,712
Average Sale Price (YTD)	247,675	163,633	90,394	71,272	78,736
C. RECREATIONAL WITH HOME					
Number of Properties Listed	51	50	0	60	43
Number of Properties Sold	16	25	19	32	12
Number of Properties Listed to Date	252	278	330	316	251
Number of Properties Sold to Date	87	131	106	136	114
Value of Property Sold	5,478,500	10,442,000	2,659,050	5,441,800	1,008,030
Value of Property Sold to Date	29,003,900	34,506,720	20,978,039	21,246,051	15,585,650
Average Sale Price	342,406	417,680	139,950	170,056	84,002
Average Sale Price (YTD)	333,378	263,410	197,906	156,221	136,716
TOTAL					
Number of Properties Listed	684	367	0	352	462
Number of Properties Sold	214	261	219	207	221
Number of Properties Listed to Date	3,729	2,489	2,574	2,472	2,603
Number of Properties Sold to Date	1,617	1,729	1,262	1,159	1,083
Value of Property Sold	77,842,507	70,964,521	44,700,861	39,214,278	40,188,084
Value of Property Sold to Date	616,990,507	442,707,392	261,657,466	213,425,448	174,488,599
Average Sale Price	363,750	271,895	204,114	189,441	181,847
Average Sale Price (YTD)	381,565	256,048	207,336	184,146	161,116

EDMONTON REAL ESTATE BOARD

COMMERCIAL STATISTICS

FOR THE MONTH OF JULY

		2007	2006	2005	2004	2003
A. LAND	Number of Properties Listed	32	29	0	41	36
	Number of Properties Sold	9	15	6	9	10
	Number of Properties Listed to Date	315	220	141	208	180
	Number of Properties Sold to Date	86	89	66	61	70
	Value of Property Sold	26,100,399	11,935,200	3,582,000	3,073,500	4,931,800
	Value of Property Sold to Date	96,341,645	59,226,750	39,318,379	29,108,106	53,979,841
B. INVESTMENTS	Number of Properties Listed	32	22	0	34	25
	Number of Properties Sold	8	6	12	5	9
	Number of Properties Listed to Date	226	163	153	198	196
	Number of Properties Sold to Date	84	73	64	50	66
	Value of Property Sold	4,559,000	2,252,000	3,540,002	1,123,500	4,799,500
	Value of Property Sold to Date	50,160,786	27,935,182	15,315,522	15,006,550	23,993,450
C. APARTMENTS	Number of Properties Listed	11	15	0	21	12
	Number of Properties Sold	7	15	3	8	13
	Number of Properties Listed to Date	106	90	92	130	84
	Number of Properties Sold to Date	57	60	33	52	56
	Value of Property Sold	10,924,220	10,982,000	1,634,500	11,489,200	4,521,400
	Value of Property Sold to Date	71,626,231	39,798,800	13,419,000	33,385,800	28,379,100
D. HOTEL/MOTEL	Number of Properties Listed	2	6	0	31	8
	Number of Properties Sold	0	0	0	1	0
	Number of Properties Listed to Date	23	52	53	99	49
	Number of Properties Sold to Date	0	3	0	2	1
	Value of Property Sold	0	0	0	1,400,000	0
	Value of Property Sold to Date	0	1,630,000	0	1,900,000	1,400,000
E. BUSINESS	Number of Properties Listed	52	94	0	35	75
	Number of Properties Sold	6	12	5	12	9
	Number of Properties Listed to Date	361	387	305	396	464
	Number of Properties Sold to Date	82	62	53	82	90
	Value of Property Sold	3,514,700	3,236,000	731,000	1,830,650	1,170,500
	Value of Property Sold to Date	26,762,765	22,534,200	14,226,982	14,879,019	15,290,095
F. LEASE	Number of Properties Listed	8	4	0	12	11
	Number of Properties Sold	3	6	1	10	4
	Number of Properties Listed to Date	72	106	94	96	87
	Number of Properties Sold to Date	19	35	22	32	18
	Value of Property Sold	504,216	804,620	71,195	465,659	277,200
	Value of Property Sold to Date	2,813,438	4,469,144	1,147,714	2,292,078	818,145
G. FARMS	Number of Properties Listed	7	1	0	49	77
	Number of Properties Sold	0	0	8	7	11
	Number of Properties Listed to Date	33	22	198	479	445
	Number of Properties Sold to Date	9	7	77	135	127
	Value of Property Sold	0	0	2,013,900	1,956,900	3,095,400
	Value of Property Sold to Date	4,792,400	3,609,000	21,957,740	26,405,519	45,861,560
TOTAL	Number of Properties Listed	144	171	0	223	244
	Number of Properties Sold	33	54	35	52	56
	Number of Properties Listed to Date	1,136	1,040	1,036	1,606	1,505
	Number of Properties Sold to Date	337	329	315	414	428
	Value of Property Sold	45,602,535	29,209,820	11,572,597	21,339,409	18,795,800
	Value of Property Sold to Date	252,497,265	159,203,076	105,385,337	122,977,072	169,722,191

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

THE CITY OF EDMONTON

		2007		2006		2005	
		MONTH	YTD	MONTH	YTD	MONTH	YTD
NORTHWEST ZONES: 4,7,21,40,59	UNITS	30	276	32	277	24	271
	AVERAGE	350,734	358,556	274,437	236,198	194,308	182,031
	MEDIAN	350,500	345,000	261,850	225,000	173,000	170,000
NORTH CENTRAL ZONES: 1,2,3,27,28,50	UNITS	105	1,190	155	1,391	126	1,153
	AVERAGE	402,402	400,711	295,025	261,617	210,092	207,814
	MEDIAN	375,000	385,000	285,900	252,000	199,000	197,900
NORTHEAST ZONES: 6,9,23,35,51	UNITS	37	376	49	400	45	363
	AVERAGE	367,547	334,586	252,783	220,283	175,592	172,006
	MEDIAN	370,000	335,000	244,900	205,250	173,000	168,900
CENTRAL ZONES: 8,5,12,13	UNITS	38	352	56	428	50	325
	AVERAGE	289,744	280,672	195,241	174,903	161,892	141,220
	MEDIAN	262,750	261,500	175,000	160,000	134,000	132,000
WEST ZONES: 10,11,20,22,58	UNITS	62	711	98	696	103	731
	AVERAGE	528,072	482,137	364,605	326,147	279,448	264,565
	MEDIAN	465,000	430,000	344,850	298,500	240,000	229,500
SOUTHWEST ZONES: 14,15,16,55,56,57	UNITS	94	994	124	1,095	129	985
	AVERAGE	573,428	530,045	404,435	370,328	296,176	291,557
	MEDIAN	546,000	478,800	379,350	336,000	262,300	259,725
SOUTHEAST ZONES: 17,18,19,29 30,41,42,52,53,54	UNITS	95	1,201	154	1,202	134	1,083
	AVERAGE	419,082	402,819	300,355	265,286	214,425	203,540
	MEDIAN	396,000	385,000	290,250	260,000	197,200	194,900

SURROUNDING AREAS

ST. ALBERT	UNITS	57	557	75	668	69	628
	AVERAGE	483,491	486,376	356,218	320,605	265,728	252,221
	MEDIAN	460,000	456,000	345,000	295,500	233,900	239,000
SHERWOOD PARK	UNITS	56	531	74	544	72	620
	AVERAGE	482,344	466,049	361,835	328,275	253,062	251,871
	MEDIAN	441,500	440,000	357,000	309,900	247,500	250,000
LEDUC	UNITS	27	223	17	153	24	186
	AVERAGE	411,515	378,369	292,994	243,750	204,457	196,502
	MEDIAN	384,900	358,500	283,000	240,000	185,000	182,900
SPRUCE GROVE	UNITS	21	240	25	257	32	217
	AVERAGE	392,125	386,802	298,360	253,881	205,530	197,641
	MEDIAN	390,000	375,500	282,000	243,900	193,500	186,000
STONY PLAIN	UNITS	9	140	17	160	13	130
	AVERAGE	372,833	382,532	295,858	255,340	218,340	214,777
	MEDIAN	365,000	378,900	285,500	248,750	191,000	205,000
MORINVILLE	UNITS	9	95	14	116	10	82
	AVERAGE	336,555	348,561	255,000	217,261	180,450	177,233
	MEDIAN	346,000	340,000	252,950	216,250	176,000	172,500
FORT SASKATCHEWAN	UNITS	13	159	15	124	12	150
	AVERAGE	411,376	408,935	330,506	266,388	178,908	204,544
	MEDIAN	399,000	397,000	344,500	256,000	184,000	189,000
OVERALL	AVERAGE	417,150	403,649	303,304	273,203	224,074	218,696
	MEDIAN	395,000	387,500	293,450	260,000	209,000	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