

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

THE CITY OF EDMONTON

		2007		2006		2005	
		MONTH	YTD	MONTH	YTD	MONTH	YTD
NORTHWEST ZONES: 4,7,21,40,59	UNITS	15	385	26	460	24	448
	AVERAGE	374,310	356,632	305,726	258,081	173,505	184,894
	MEDIAN	355,000	340,000	298,000	248,650	167,500	174,300
NORTH CENTRAL ZONES: 1,2,3,27,28,50	UNITS	68	1,673	86	2,150	75	1,822
	AVERAGE	380,023	393,376	324,687	284,387	213,709	210,271
	MEDIAN	367,000	376,500	315,000	274,000	208,900	201,500
NORTHEAST ZONES: 6,9,23,35,51	UNITS	16	520	28	682	24	609
	AVERAGE	310,406	334,223	286,471	242,414	182,267	173,454
	MEDIAN	292,500	330,000	270,750	233,750	177,000	167,500
CENTRAL ZONES: 8,5,12,13	UNITS	20	470	33	723	34	538
	AVERAGE	299,430	279,579	244,162	187,403	138,526	140,138
	MEDIAN	262,500	260,500	215,250	170,500	130,750	129,550
WEST ZONES: 10,11,20,22,58	UNITS	47	1,023	50	1,164	40	1,177
	AVERAGE	394,065	478,467	412,800	352,393	257,643	264,488
	MEDIAN	390,000	425,000	374,500	320,050	229,250	230,250
SOUTHWEST ZONES: 14,15,16,55,56,57	UNITS	56	1,392	62	1,667	81	1,572
	AVERAGE	500,906	527,345	468,706	396,568	299,385	299,415
	MEDIAN	430,323	474,400	445,900	364,100	278,900	269,900
SOUTHEAST ZONES: 17,18,19,29 30,41,42,52,53,54	UNITS	78	1,730	97	1,972	63	1,773
	AVERAGE	349,324	395,442	354,951	289,083	207,872	211,837
	MEDIAN	343,250	377,900	338,900	282,000	197,000	202,500

SURROUNDING AREAS

ST. ALBERT	UNITS	28	793	43	1,013	36	956
	AVERAGE	418,605	484,601	425,187	342,002	281,054	259,587
	MEDIAN	393,725	457,000	394,000	320,000	268,575	238,500
SHERWOOD PARK	UNITS	37	794	27	861	25	942
	AVERAGE	450,386	459,641	397,159	346,606	264,872	256,725
	MEDIAN	420,000	435,000	392,000	332,500	244,000	243,000
LEDUC	UNITS	13	308	11	240	7	290
	AVERAGE	361,615	371,622	300,573	268,559	227,614	201,210
	MEDIAN	341,000	349,950	296,500	266,450	210,000	186,250
SPRUCE GROVE	UNITS	13	329	22	416	15	366
	AVERAGE	371,146	386,847	327,159	278,000	197,380	202,772
	MEDIAN	374,000	374,900	333,750	269,900	195,000	193,500
STONY PLAIN	UNITS	5	186	4	232	9	215
	AVERAGE	348,400	387,778	296,350	273,760	230,333	215,974
	MEDIAN	364,000	379,800	300,250	262,000	233,000	210,000
MORINVILLE	UNITS	7	130	3	162	7	117
	AVERAGE	269,571	346,312	248,633	230,613	179,414	175,750
	MEDIAN	260,000	336,500	295,000	230,950	182,000	176,000
FORT SASKATCHEWAN	UNITS	11	227	12	208	4	213
	AVERAGE	381,490	400,165	350,533	300,503	182,000	202,570
	MEDIAN	396,000	390,000	291,250	275,000	185,500	190,000
OVERALL	AVERAGE	382,022	400,304	341,933	292,829	225,130	220,347
	MEDIAN	365,500	383,500	329,000	279,900	214,900	207,500

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.

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