

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

THE CITY OF EDMONTON

		<u>2008</u>		<u>2007</u>		<u>2006</u>	
		MONTH	YTD	MONTH	YTD	MONTH	YTD
NORTHWEST	UNITS	29	29	26	26	28	28
ZONES: 4,7,21,40,59	AVERAGE	334,220	334,220	348,280	348,280	203,380	203,380
	MEDIAN	322,500	322,500	317,000	317,000	175,000	175,000
NORTH CENTRAL	UNITS	117	117	144	144	118	118
ZONES: 1,2,3,27,28,50	AVERAGE	373,908	373,908	358,168	358,168	217,752	217,752
	MEDIAN	359,000	359,000	352,950	352,950	211,750	211,750
NORTHEAST	UNITS	33	33	37	37	25	25
ZONES: 6,9,23,35,51	AVERAGE	333,810	333,810	295,674	295,674	212,790	212,790
	MEDIAN	313,000	313,000	295,000	295,000	177,000	177,000
CENTRAL	UNITS	22	22	36	36	31	31
ZONES: 8,5,12,13	AVERAGE	259,993	259,993	257,661	257,661	147,451	147,451
	MEDIAN	252,500	252,500	229,950	229,950	134,500	134,500
WEST	UNITS	84	84	73	73	61	61
ZONES: 10,11,20,22,58	AVERAGE	425,533	425,533	386,423	386,423	267,332	267,332
	MEDIAN	394,500	394,500	378,500	378,500	241,000	241,000
SOUTHWEST	UNITS	84	84	99	99	102	102
ZONES: 14,15,16,55,56,57	AVERAGE	467,246	467,246	454,792	454,792	292,782	292,782
	MEDIAN	425,000	425,000	430,000	430,000	282,250	282,250
SOUTHEAST	UNITS	129	129	117	117	95	95
ZONES: 17,18,19,29	AVERAGE	354,133	354,133	354,491	354,491	215,171	215,171
30,41,42,52,53,54	MEDIAN	346,400	346,400	340,500	340,500	204,000	204,000

SURROUNDING AREAS

ST. ALBERT	UNITS	39	39	50	50	44	44
	AVERAGE	487,469	487,469	435,833	435,833	261,394	261,394
	MEDIAN	435,000	435,000	411,450	411,450	243,250	243,250
SHERWOOD PARK	UNITS	51	51	49	49	40	40
	AVERAGE	443,958	443,958	407,638	407,638	290,917	290,917
	MEDIAN	414,000	414,000	397,000	397,000	271,700	271,700
LEDUC	UNITS	17	17	27	27	18	18
	AVERAGE	340,876	340,876	341,610	341,610	215,394	215,394
	MEDIAN	335,000	335,000	319,000	319,000	203,604	203,604
SPRUCE GROVE	UNITS	16	16	31	31	18	18
	AVERAGE	368,112	368,112	318,470	318,470	228,594	227,594
	MEDIAN	350,950	350,950	305,000	305,000	211,000	211,000
STONY PLAIN	UNITS	10	10	18	18	18	18
	AVERAGE	358,950	358,950	357,963	357,963	227,431	227,431
	MEDIAN	351,500	351,500	354,750	354,750	214,863	214,863
MORINVILLE	UNITS	5	5	2	2	11	11
	AVERAGE	348,000	348,000	298,750	298,750	178,018	178,018
	MEDIAN	350,000	350,000	298,750	298,750	186,000	186,000
FORT SASKATCHEWAN	UNITS	9	9	27	27	12	12
	AVERAGE	443,433	443,433	375,638	375,638	224,276	224,276
	MEDIAN	415,000	415,000	385,000	385,000	231,010	231,010
OVERALL	AVERAGE	379,567	379,567	357,325	357,325	235,222	235,222
	MEDIAN	364,000	364,000	349,900	349,900	221,500	221,500

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.