

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

**THE CITY OF EDMONTON**

		<b>2008</b>		<b>2007</b>		<b>2006</b>	
		<b>MONTH</b>	<b>YTD</b>	<b>MONTH</b>	<b>YTD</b>	<b>MONTH</b>	<b>YTD</b>
NORTHWEST ZONES: 4,7,21,40,59	UNITS	30	61	36	66	26	57
	AVERAGE	332,386	333,901	309,762	327,909	220,215	210,416
	MEDIAN	327,350	322,700	307,500	309,600	209,700	189,250
NORTH CENTRAL ZONES: 1,2,3,27,28,50	UNITS	107	230	150	310	159	293
	AVERAGE	371,628	373,446	376,622	370,605	233,168	227,765
	MEDIAN	360,000	361,000	361,950	359,000	234,800	224,000
NORTHEAST ZONES: 6,9,23,35,51	UNITS	35	71	54	95	41	72
	AVERAGE	307,968	318,741	308,394	302,374	204,875	202,660
	MEDIAN	318,000	313,000	321,500	310,000	183,000	177,250
CENTRAL ZONES: 8,5,12,13	UNITS	21	47	46	87	26	64
	AVERAGE	263,840	259,163	258,258	255,444	164,451	154,864
	MEDIAN	283,000	260,000	217,000	221,000	132,500	134,750
WEST ZONES: 10,11,20,22,58	UNITS	65	157	90	172	77	149
	AVERAGE	403,064	420,528	432,398	413,394	290,965	282,448
	MEDIAN	385,000	394,000	398,000	381,250	260,000	250,000
SOUTHWEST ZONES: 14,15,16,55,56,57	UNITS	102	195	120	233	119	243
	AVERAGE	500,795	484,568	472,698	466,525	347,769	321,762
	MEDIAN	439,250	435,000	435,250	433,800	314,000	295,500
SOUTHEAST ZONES: 17,18,19,29 30,41,42,52,53,54	UNITS	106	246	153	287	118	230
	AVERAGE	384,446	371,004	362,888	361,108	229,814	224,698
	MEDIAN	369,000	355,000	356,000	350,000	218,450	213,250

**SURROUNDING AREAS**

ST. ALBERT	UNITS	44	84	51	106	56	105
	AVERAGE	479,023	482,956	447,517	439,611	283,113	282,330
	MEDIAN	452,500	440,500	429,900	424,700	260,500	255,000
SHERWOOD PARK	UNITS	72	127	63	119	59	102
	AVERAGE	417,409	422,963	439,529	424,064	309,232	303,072
	MEDIAN	395,000	400,000	417,000	415,000	289,500	285,500
LEDUC	UNITS	32	49	23	51	18	38
	AVERAGE	362,270	354,848	346,690	342,870	222,444	219,989
	MEDIAN	352,000	336,000	329,900	322,000	215,000	214,000
SPRUCE GROVE	UNITS	26	44	36	67	31	55
	AVERAGE	370,902	368,824	376,183	349,480	236,046	231,473
	MEDIAN	357,500	351,950	362,000	340,000	232,000	224,000
STONY PLAIN	UNITS	9	18	16	33	16	35
	AVERAGE	356,877	362,300	363,887	363,198	225,956	226,330
	MEDIAN	320,000	335,500	366,450	357,500	229,950	217,900
MORINVILLE	UNITS	7	13	14	18	14	26
	AVERAGE	350,035	343,096	338,442	339,761	197,178	188,507
	MEDIAN	310,000	310,000	332,500	332,500	193,250	186,750
FORT SASKATCHEWAN	UNITS	13	23	15	44	3	19
	AVERAGE	375,684	399,991	415,730	391,979	220,800	222,395
	MEDIAN	385,000	397,000	400,000	392,500	220,500	220,021
OVERALL	AVERAGE	381,965	380,812	375,412	367,341	249,925	253,570
	MEDIAN	369,900	365,000	361,300	357,000	238,000	229,900

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