

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

**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	24	110	30	141	34	139
	AVERAGE	382,110	347,337	374,063	347,653	217,454	220,160
	MEDIAN	350,000	335,000	367,750	330,000	200,250	202,500
NORTH CENTRAL ZONES: 1,2,3,27,28,50	UNITS	153	533	166	703	198	756
	AVERAGE	374,995	374,693	416,012	390,037	254,327	241,948
	MEDIAN	372,500	365,000	391,200	378,000	246,250	235,100
NORTHEAST ZONES: 6,9,23,35,51	UNITS	45	158	58	206	47	188
	AVERAGE	322,375	324,883	338,973	316,255	234,188	205,195
	MEDIAN	310,000	315,000	341,450	320,555	212,000	182,500
CENTRAL ZONES: 8,5,12,13	UNITS	32	118	43	187	56	195
	AVERAGE	303,821	276,628	285,347	271,022	161,668	160,102
	MEDIAN	284,000	262,500	275,000	245,000	158,000	145,000
WEST ZONES: 10,11,20,22,58	UNITS	93	353	104	398	78	341
	AVERAGE	431,060	433,709	479,477	444,053	294,890	292,287
	MEDIAN	390,000	392,500	454,000	416,312	265,250	260,000
SOUTHWEST ZONES: 14,15,16,55,56,57	UNITS	135	479	143	547	139	577
	AVERAGE	504,123	488,992	534,760	494,918	368,846	344,124
	MEDIAN	450,000	435,000	497,000	453,600	322,000	305,000
SOUTHEAST ZONES: 17,18,19,29 30,41,42,52,53,54	UNITS	147	565	173	674	150	601
	AVERAGE	380,130	372,716	416,932	387,437	255,972	241,817
	MEDIAN	358,000	356,400	395,000	370,000	252,500	235,500
ST. ALBERT	UNITS	71	238	96	300	109	329
	AVERAGE	443,274	461,841	491,616	471,103	308,625	293,431
	MEDIAN	410,000	421,250	478,400	438,250	291,400	270,000
SHERWOOD PARK	UNITS	87	289	69	271	76	269
	AVERAGE	440,875	428,559	469,327	443,573	312,097	305,567
	MEDIAN	424,000	409,000	446,000	426,000	294,000	289,900
LEDUC	UNITS	30	113	30	119	23	80
	AVERAGE	342,231	349,166	393,595	365,148	222,648	217,662
	MEDIAN	330,500	330,000	386,500	340,000	213,500	208,604
SPRUCE GROVE	UNITS	39	117	36	145	32	145
	AVERAGE	376,547	369,051	391,404	375,347	245,382	239,408
	MEDIAN	360,000	354,900	380,075	365,000	242,000	236,000
STONY PLAIN	UNITS	24	61	20	83	23	76
	AVERAGE	354,234	362,213	358,182	377,383	256,997	235,679
	MEDIAN	357,274	354,649	379,800	374,900	250,000	234,950
MORINVILLE	UNITS	9	33	14	47	17	61
	AVERAGE	350,033	350,480	371,778	343,263	205,835	202,118
	MEDIAN	320,000	340,000	371,500	325,000	199,000	194,900
FORT SASKATCHEWAN	UNITS	32	83	22	95	19	59
	AVERAGE	379,837	393,427	433,459	405,097	258,673	240,353
	MEDIAN	373,250	397,000	425,000	395,000	263,500	239,000
OVERALL	AVERAGE	386,033	384,252	413,488	389,463	265,557	242,500
	MEDIAN	372,500	369,950	397,208	389,314	254,900	253,893

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