

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

**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	37	149	56	204	49	197
	AVERAGE	346,040	348,229	378,159	357,137	235,506	225,693
	MEDIAN	315,000	328,000	369,900	343,950	230,000	209,500
NORTH CENTRAL ZONES: 1,2,3,27,28,50	UNITS	140	680	190	932	217	1,016
	AVERAGE	362,183	372,914	417,101	397,678	270,282	254,828
	MEDIAN	360,000	364,500	402,950	385,000	259,000	245,950
NORTHEAST ZONES: 6,9,23,35,51	UNITS	40	199	59	272	66	274
	AVERAGE	320,912	323,206	352,010	325,287	222,608	209,006
	MEDIAN	307,300	312,500	345,600	328,850	213,500	188,000
CENTRAL ZONES: 8,5,12,13	UNITS	39	160	64	265	65	271
	AVERAGE	288,291	278,675	293,415	278,904	178,886	166,730
	MEDIAN	260,000	260,000	287,450	258,000	165,900	153,500
WEST ZONES: 10,11,20,22,58	UNITS	114	473	121	540	113	485
	AVERAGE	454,571	438,123	537,694	470,653	318,004	302,840
	MEDIAN	392,000	392,000	457,500	429,300	300,000	275,000
SOUTHWEST ZONES: 14,15,16,55,56,57	UNITS	156	651	161	755	178	797
	AVERAGE	489,500	488,052	591,165	518,944	388,605	355,216
	MEDIAN	440,000	435,000	506,100	466,000	371,750	325,000
SOUTHEAST ZONES: 17,18,19,29 30,41,42,52,53,54	UNITS	152	730	204	908	172	834
	AVERAGE	358,081	369,341	419,637	395,105	281,154	258,253
	MEDIAN	351,500	355,000	396,950	379,900	271,225	252,000

**SURROUNDING AREAS**

ST. ALBERT	UNITS	64	308	102	414	126	482
	AVERAGE	428,471	453,131	501,329	480,528	334,639	306,306
	MEDIAN	405,000	419,500	472,450	448,250	310,000	285,000
SHERWOOD PARK	UNITS	84	375	89	372	99	382
	AVERAGE	444,191	431,548	509,241	461,420	330,117	313,213
	MEDIAN	419,000	413,000	479,900	438,000	311,000	295,000
LEDUC	UNITS	33	147	40	165	31	113
	AVERAGE	340,462	346,877	381,413	370,430	258,745	230,902
	MEDIAN	323,000	329,747	380,500	350,000	244,000	218,900
SPRUCE GROVE	UNITS	45	162	27	183	35	187
	AVERAGE	376,325	371,072	389,642	381,345	257,854	241,445
	MEDIAN	375,000	360,000	382,400	370,000	249,900	236,000
STONY PLAIN	UNITS	17	79	25	109	28	104
	AVERAGE	372,683	365,198	376,549	379,784	246,922	240,170
	MEDIAN	384,000	358,000	365,000	373,000	232,343	234,950
MORINVILLE	UNITS	22	55	18	69	19	83
	AVERAGE	337,786	345,402	375,361	350,092	217,781	206,277
	MEDIAN	338,750	340,000	365,950	340,000	223,000	199,000
FORT SASKATCHEWAN	UNITS	21	104	24	124	21	86
	AVERAGE	399,923	394,738	423,171	408,579	278,685	250,629
	MEDIAN	396,000	396,500	433,450	397,500	264,000	243,750
OVERALL	AVERAGE	383,167	383,992	426,028	399,018	282,208	261,640
	MEDIAN	365,000	369,000	400,000	384,900	270,000	250,000

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