

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

**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	UNITS	35	185	41	246	43	243
ZONES: 4,7,21,40,59	AVERAGE	338,135	346,999	346,172	356,152	243,268	229,634
	MEDIAN	318,000	325,000	348,000	345,000	245,000	219,000
NORTH CENTRAL	UNITS	132	824	125	1,067	177	1,217
ZONES: 1,2,3,27,28,50	AVERAGE	356,462	370,283	405,401	399,169	289,733	256,563
	MEDIAN	346,250	360,000	385,000	385,000	270,000	248,500
NORTHEAST	UNITS	46	252	46	327	58	337
ZONES: 6,9,23,35,51	AVERAGE	297,946	317,236	355,189	329,595	224,970	212,020
	MEDIAN	295,450	310,000	343,000	332,000	220,000	195,000
CENTRAL	UNITS	18	181	40	310	78	365
ZONES: 8,5,12,13	AVERAGE	290,966	280,352	278,306	279,324	191,675	171,669
	MEDIAN	252,500	260,000	270,000	260,000	175,500	157,000
WEST	UNITS	94	572	100	644	85	586
ZONES: 10,11,20,22,58	AVERAGE	428,566	436,205	511,958	478,152	395,248	318,761
	MEDIAN	402,500	392,773	430,000	430,000	325,000	287,000
SOUTHWEST	UNITS	164	831	126	892	138	955
ZONES: 14,15,16,55,56,57	AVERAGE	457,560	481,743	566,179	525,751	419,504	365,974
	MEDIAN	419,600	435,000	515,000	475,000	374,375	330,000
SOUTHEAST	UNITS	115	866	160	1,091	175	1,026
ZONES: 17,18,19,29	AVERAGE	356,244	367,661	431,395	401,008	291,715	259,310
30,41,42,52,53,54	MEDIAN	339,000	353,500	399,950	384,000	280,000	255,000

**SURROUNDING AREAS**

ST. ALBERT	UNITS	89	406	72	496	89	579
	AVERAGE	449,903	453,763	514,678	486,087	363,407	315,465
	MEDIAN	424,000	420,000	478,700	453,250	319,900	290,500
SHERWOOD PARK	UNITS	100	483	87	467	75	459
	AVERAGE	443,069	432,915	480,363	464,648	349,875	320,445
	MEDIAN	423,500	415,000	451,000	440,000	325,000	302,000
LEDUC	UNITS	30	177	28	196	17	133
	AVERAGE	347,915	347,053	401,140	374,186	270,876	237,160
	MEDIAN	330,000	329,747	373,450	356,500	265,900	224,900
SPRUCE GROVE	UNITS	58	226	31	218	38	225
	AVERAGE	377,174	373,038	418,583	386,721	282,394	248,361
	MEDIAN	361,324	360,000	402,500	374,950	282,950	239,900
STONY PLAIN	UNITS	18	98	21	130	34	140
	AVERAGE	390,452	374,936	401,990	383,296	278,511	250,042
	MEDIAN	364,500	362,400	395,000	379,800	274,500	243,700
MORINVILLE	UNITS	24	80	11	83	15	100
	AVERAGE	354,745	349,019	345,309	350,340	237,133	211,083
	MEDIAN	353,000	345,000	335,000	340,000	249,900	206,000
FORT SASKATCHEWAN	UNITS	29	136	14	144	20	107
	AVERAGE	371,281	389,279	381,228	407,381	283,220	256,491
	MEDIAN	355,000	385,000	370,000	395,750	265,350	249,000
OVERALL	AVERAGE	381,384	383,479	417,265	402,046	298,631	268,361
	MEDIAN	365,000	367,500	398,000	386,000	279,900	255,000

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