

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

**THE CITY OF EDMONTON**

		<b>2007</b>		<b>2006</b>		<b>2005</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	56	204	49	197	37	190
	AVERAGE	378,159	357,137	235,506	225,693	182,450	181,787
	MEDIAN	369,900	343,950	230,000	209,500	169,900	168,000
NORTH CENTRAL ZONES: 1,2,3,27,28,50	UNITS	190	932	217	1,016	173	769
	AVERAGE	417,101	397,678	270,282	254,828	210,477	205,703
	MEDIAN	402,950	385,000	259,000	245,950	207,500	195,000
NORTHEAST ZONES: 6,9,23,35,51	UNITS	59	272	66	274	53	236
	AVERAGE	352,010	325,287	222,608	209,006	169,267	170,373
	MEDIAN	345,600	328,850	213,500	188,000	169,000	165,000
CENTRAL ZONES: 8,5,12,13	UNITS	64	265	65	271	45	204
	AVERAGE	293,415	278,904	178,886	166,730	153,164	138,358
	MEDIAN	287,450	258,000	165,900	153,500	145,500	128,000
WEST ZONES: 10,11,20,22,58	UNITS	121	540	113	485	115	464
	AVERAGE	537,694	470,653	318,004	302,840	271,099	256,295
	MEDIAN	457,500	429,300	300,000	275,000	229,000	229,000
SOUTHWEST ZONES: 14,15,16,55,56,57	UNITS	161	755	178	797	165	656
	AVERAGE	591,165	518,944	388,605	355,216	294,964	286,644
	MEDIAN	506,100	466,000	371,750	325,000	263,500	252,000
SOUTHEAST ZONES: 17,18,19,29 30,41,42,52,53,54	UNITS	204	908	172	834	146	718
	AVERAGE	419,637	395,105	281,154	258,253	200,218	199,211
	MEDIAN	396,950	379,900	271,225	252,000	189,000	189,500

**SURROUNDING AREAS**

ST. ALBERT	UNITS	102	414	126	482	89	423
	AVERAGE	501,329	480,528	334,639	306,306	257,715	248,779
	MEDIAN	472,450	448,250	310,000	285,000	244,000	236,500
SHERWOOD PARK	UNITS	89	372	99	382	95	428
	AVERAGE	509,241	461,420	330,117	313,213	261,655	249,488
	MEDIAN	479,900	438,000	311,000	295,000	255,000	238,000
LEDUC	UNITS	40	165	31	113	27	131
	AVERAGE	381,413	370,430	258,745	230,902	202,569	197,260
	MEDIAN	380,500	350,000	244,000	218,900	189,000	180,500
SPRUCE GROVE	UNITS	27	183	35	187	30	140
	AVERAGE	389,642	381,345	257,854	241,445	216,341	194,559
	MEDIAN	382,400	370,000	249,900	236,000	200,000	188,500
STONY PLAIN	UNITS	25	109	28	104	24	93
	AVERAGE	376,549	379,784	246,922	240,170	205,074	211,395
	MEDIAN	365,000	373,000	232,343	234,950	189,000	207,500
MORINVILLE	UNITS	18	69	19	83	17	52
	AVERAGE	375,361	350,092	217,781	206,277	176,500	173,502
	MEDIAN	365,950	340,000	223,000	199,000	173,000	165,500
FORT SASKATCHEWAN	UNITS	24	124	21	86	24	103
	AVERAGE	423,171	408,579	278,685	250,629	218,287	202,149
	MEDIAN	433,450	397,500	264,000	243,750	197,000	191,500
OVERALL	AVERAGE	426,028	399,018	282,208	261,640	223,219	215,802
	MEDIAN	400,000	384,900	270,000	250,000	208,875	203,500

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. Total market represents the entire market figure

Sales reported above represents only the larger markets within the greater Edmonton area