



For release: January 9, 2008

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REALTORS® Forecast Orderly and Stable Real Estate Market

Edmonton, January 9, 2008: Marc Perras (pronounced pâr-is), president of the REALTORS® Association of Edmonton, presented the MLS® Housing Forecast at a seminar at the Westin Hotel today. He anticipates that the real estate market will be more orderly and balanced in 2008.

“The resale housing market has been erratic in the past two years,” said Perras. “We have never experienced a period when prices rose continuously for 17 months and then dropped for another six months.” The average* price of a single family detached home was \$382,022 as of December 31, 2007 after peaking in May at over \$426,000 in May.

Perras anticipates that prices for all types of residential property will increase gradually through 2008 and finish the year about 4% higher than the current price. If the forecast is accurate then single family detached homes will sell for \$397,303 next year and condos will be priced at \$263,400.

The current inventory of residential properties is now 7,094 homes. The inventory will decrease through the year but the wide choice of properties will have a dampening effect on prices offsetting increased demand from in-migration and economic growth. Condominiums are expected to become a stronger option (especially for first time buyers) because of the lower price point.

The total number of residential sales in 2008 will probably drop slightly from 2007 levels. Perras expects that 19,100 residential properties will sell through the MLS® in 2008. There were 20,544 sales in 2007.

“We are guardedly optimistic for 2008,” said Perras. “But we are confident that buyers and sellers working with their REALTOR® will experience less frustration than they faced in the past two years as the market returns to a more normal state.”

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* Average prices indicate market trends only. They do not reflect actual prices, which vary from house to house and area to area. For information on a specific area, contact your local REALTOR®.

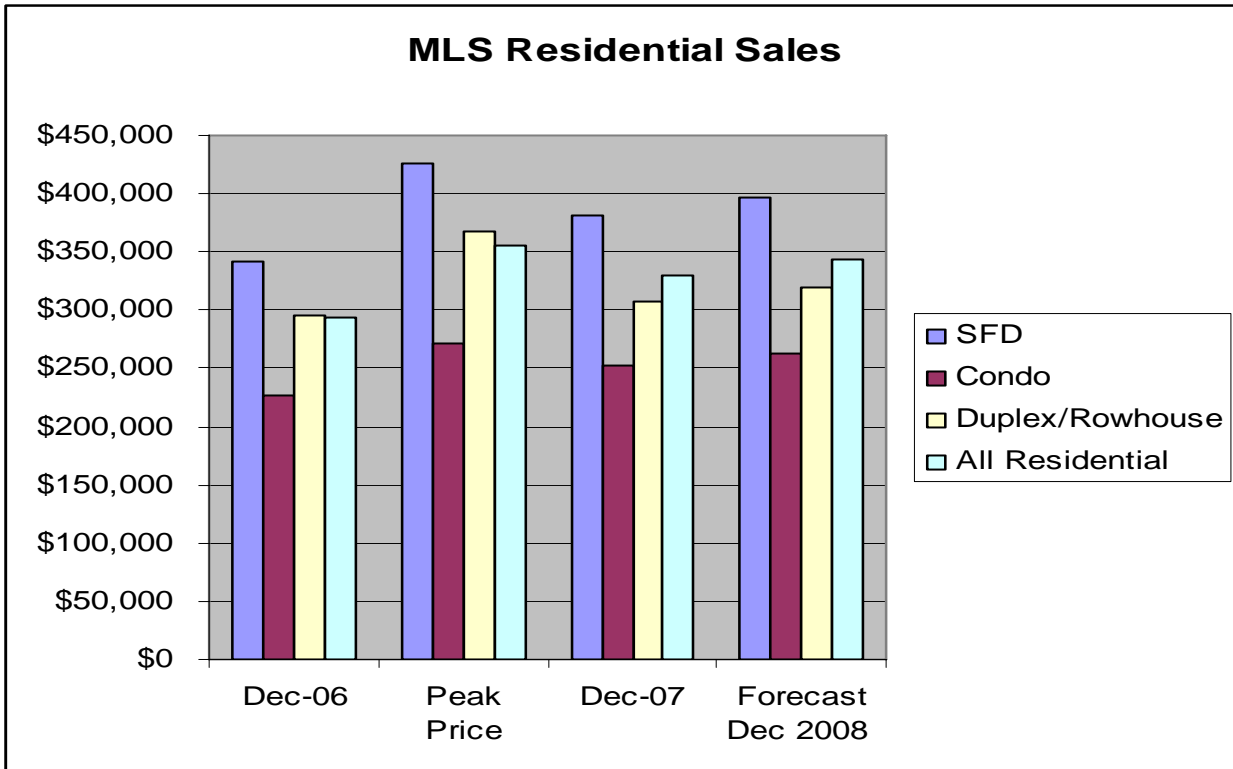
The REALTORS® Association of Edmonton (Edmonton Real Estate Board), founded in 1927, is a professional association of 3,241 Brokers and Associates in the greater Edmonton area. The Board administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The EREB also advertises property listings and publishes consumer information on the Internet at www.mls.ca and www.ereb.com, as well as in the Real Estate Weekly and on their web site at www.rewedmonton.ca. The EREB supports charities involving shelter and homeless through the Edmonton Realtors' Charitable Foundation (ERCF).

MLS® Price Comparisons 2006-2007 and 2008 Forecast

| | Dec 2006 | Peak Price | Dec 2007 | Forecast Dec 2008 |
|------------------------|-----------|------------|-----------|-------------------|
| SFD | \$341,933 | \$426,028 | \$382,022 | \$397,303 |
| Condo | \$227,428 | \$271,908 | \$253,270 | \$263,401 |
| Duplex/Rowhouse | \$295,178 | \$367,964 | \$306,967 | \$319,246 |
| All Residential | \$294,155 | \$354,718 | \$329,705 | \$342,893 |

Provided by the REALTORS® Association of Edmonton

MLS® Price Comparisons 2006-2007 and forecast 2008



Provided by the REALTOR S® Association of Edmonton



For release: February 4, 2008

Contact: Marc Perras, REALTOR®, 2008 President, 405-6900
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Resale Housing Sales Strong in January

Edmonton, February 4, 2008: Resale housing sales in January were almost record setting. The previous record was set at the height of the real estate frenzy in January 2007. The REALTORS® Association of Edmonton reported that 1,227 residential sales were notched last month as compared to 1,175 units in January 2006 and 1,554 units last year.

“Near record January sales indicate that housing sales will remain strong in the Edmonton area as buyers and sellers adjust to the new pricing levels,” said Marc Perras, president of the REALTORS® Association of Edmonton. “Prices are stable and are not expected to drop sharply despite the large inventory.” There were 7,352 residential properties listed on the MLS® at the end of January. The previous January high was 5,490 available properties in January 1996. There were 7,094 properties in inventory at the end of December 2007 and almost 10,000 properties at the peak last September.

3,417 new residential listings were added in January with 1,227 sales resulting in a 36% sales-to-listing ratio (down from 62% in December). The average days-on-market rose to 61 days from 56 in December. REALTORS® reported that interest from buyers and activity through their offices picked up in January as total MLS® sales for the month reached \$460 million.

The average* price for a single family dwelling dropped marginally (0.6%) from December to \$379,567. Condo prices rose 1.9% on average* to \$257,956 and duplex/rowhouse prices were down 1.7% at \$301,756. The overall residential price was up 0.7% to \$332,051. The average residential price is up 9.3% from last January.

“Buyers now have a wide choice of properties to choose from and prices are stable,” said Perras. “It’s a good time to get into the market as a first time buyer or someone moving up or down.”

Total MLS® sales (including rural and commercial) were 1,349, also the second best January in local history.

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Review these statistics and more at www.ereb.com.

Highlights of MLS[®] activity

| January 2008 activity | Record for the month* | % change from same month in 2007 |
|--|------------------------------|---|
| Total MLS [®] sales this month | 1,349 | -22.4% |
| Value of total MLS [®] sales – month | \$460 million | -17.2% |
| Value of total MLS [®] sales – year | \$460 million | -17.2% |
| Residential ¹ sales this month | 1,227 | -21.0% |
| Residential average price | \$332,051* | 9.3% |
| SFD ² average selling price – month | \$379,567* | 6.2% |
| SFD median ³ selling price | \$364,000* | 4.0% |
| Condo average selling price | \$257,956* | 10.6% |

¹ Residential includes SFD, condos and duplex/row houses.

¹ Single Family Dwelling

¹ The middle figure in a list of all sales prices



For release: March 4, 2008

Contact: Marc Perras, REALTOR®, 2008 President, 405-6900
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Housing Prices unwavering so far this year

Edmonton, March 4, 2008: The prices of single family homes and condominiums reported by the REALTORS® Association of Edmonton for February sales through the Multiple Listing Service® were up slightly over last month. Residential sales in February were lower than the past two years but slightly higher than the level set in 2005.

“Residential prices are generally stable even as the inventory increases,” said Marc Perras, president of the REALTORS® Association of Edmonton. “We predicted that sales would be on par with the last ‘normal’ year that we had in 2005. So far the market is behaving as we anticipated.” The number of available residential properties listed on the MLS® at the end of February was up 12.7% from the previous month at 8,284 properties. In February 2007 the inventory had just 2,120 properties.

Single family homes sold on average* for \$381,965 in February, up just 0.6% from January and basically the same price they were at yearend. Condominium prices were up 2.4% to \$264,204 in February. This is the highest average price for condos in the past five months. Duplex and rowhouse prices slipped for the fifth month in a row ending up 2.3% lower than January at \$294,780 on average. The average residential price (which includes SFD, condo, duplex, mobile homes and other types of residential property) was up 1.9% to \$338,347.

The number of residential properties coming into the market was up from January listings. There were 3,569 properties listed with sales of 1,287 for a sales-to-listing ratio of 36%. Total residential sales for the month were \$435 million down from \$606 million in February 2007. Total sales through the MLS® were \$495 million for the month.

“While nothing is for sure, REALTORS® are not concerned about the health and vitality of the Edmonton market,” said Perras. “Buyers still have lots of choice but sellers are encouraged that days-on-market has dropped to 52 days (from 61 in January) and sale prices are typically close to the listed price.”

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Review these statistics and more at www.ereb.com.

Highlights of MLS[®] activity

| February 2008 activity | Record for the month* | % change from same month in 2007 |
|--|------------------------------|---|
| Total MLS [®] sales this month | 1,423 | -32.0% |
| Value of total MLS [®] sales – month | \$495 million | -28.8% |
| Value of total MLS [®] sales – year | \$955 million | -23.9% |
| Residential ¹ sales this month | 1,287 | -31.8 |
| Residential average price | \$338,347 | 5.3% |
| SFD ² average selling price – month | \$381,965* | 1.8% |
| SFD median ³ selling price | \$369,900* | 2.3% |
| Condo average selling price | \$264,204* | -7.7% |

¹ Residential includes SFD, condos and duplex/row houses.

² Single Family Dwelling

³ The middle figure in a list of all sales prices



For release: April 3, 2008

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First quarter results show housing prices are stable

Edmonton, April 3, 2008: In the first quarter of 2008, housing prices remained relatively stable. Small monthly fluctuations resulted in slight overall price increases since January 1 according to the REALTORS® Association of Edmonton for sales through the Multiple Listing Service®.

“Now is the time to be buying,” said Marc Perras, president of the REALTORS® Association of Edmonton. “The selection of available homes is very high and prices will increase by year end as inventory levels drop. The interest rate dropped last month and that made it possible for a wider range of buyers to enter the market as well.”

At the end of March, there were 9,464 residential properties available in the Edmonton area. That is up 1,220 properties from February and up 268% from a year ago. With the high inventory, demand was strong with residential sales near traditional volumes. There were 1,557 residential properties sold in March with new listings of 4,236 for a sales-to-listing ratio of 37%. Days-on-market dropped one day to 51 as compared to last month.

Single family home prices rose for the second month in a row to an average* sale price of \$387,632 in March. After two months of price increases condo prices dropped back slightly (-0.48%) to \$263,023 and duplex and rowhouse prices (\$308,908) recovered from a five month slide to increase 4.8% over the previous month. The average residential price (which includes SFD, condo, duplex, mobile homes and other types of residential property) was up another 1.6% to \$343,760. The average residential price is 5.66% higher than March 2007.

“Total MLS® sales are off as compared to a year ago. Total sales of \$610 million in March were down 31% from the record setting pace in March 2007,” said Perras. In the first quarter REALTORS® sold over \$1.5 billion worth of real estate in Edmonton and area.

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Review these statistics and more at www.ereb.com.

Highlights of MLS[®] activity

| March 2008 activity | Record for the month* | % change from same month in 2007 |
|--|------------------------------|---|
| Total MLS [®] sales this month | 1,709 | -35.6% |
| Value of total MLS [®] sales – month | \$610 million | -31.0% |
| Value of total MLS [®] sales – year | \$1.56 billion | -26.8% |
| Residential ¹ sales this month | 1,557 | -34.0% |
| Residential average price | \$343,760* | 5.7% |
| SFD ² average selling price – month | \$387,632 | -2.7% |
| SFD median ³ selling price | \$370,000 | -3.9% |
| Condo average selling price | \$263,023* | 6.6% |

¹ Residential includes SFD, condos and duplex/row houses.

² Single Family Dwelling

³ The middle figure in a list of all sales prices



For release: May 5, 2008

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MLS® housing sales and prices remain stable in April

Edmonton, May 5, 2008: The REALTORS® Association of Edmonton reported that the average price for single family homes dropped less than half a percent after three months of small increases. April sales of all types of residential property through the Multiple Listing Service® were lower than the two previous years at 1,823 units but higher than the more typical years of 2004 and 2005.

“The Edmonton housing market is stable and buyers and sellers seem to be coming to a realistic view of housing prices,” said Marc Perras, president of the REALTORS® Association of Edmonton. “In this market, with a very high inventory, pricing is a key component of a successful sale.” While the typical sale is completed at 97% of the asking price many sellers have had to reduce their price to find the level that would attract a buyer.

Single family dwellings sold on average* for \$386,033 in April just 0.4% down from the previous month. SFD prices are still 6.6% lower than April 2007. Condos sold on average for \$256,947, a decrease of 2.3% from last month. On the other hand, duplexes and rowhouses sold during April were priced 2.3% higher at \$316,065 on average. Overall, the average price for all types of residential property was down 2% at \$336,931 when compared to March and down just 2.1% from a year ago.

There are 10,606 residential properties currently available on the MLS® (up 12% from last month’s record inventory). The average days on market was just 52 days; up one from March. There were 4,471 residential listings during the month and the sales to listing ratio is a low 41%. Total residential sales were \$1.99 billion and total MLS® sales were \$2.3 billion.

“It is hard to draw comparisons to last year,” said Perras. “Prices were still going up at this time last year and inventories were about one quarter what they are now. It’s a much different market in 2008.” He encouraged all buyers and sellers to consult with their REALTORS® for the best advice on current market trends and conditions.

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Highlights of MLS[®] activity

| <i>April 2008 activity</i> | <i>Record for the month*</i> | <i>% change from same month in 2007</i> |
|--|-------------------------------------|--|
| Total MLS [®] sales this month | 2,047 | -25.8% |
| Value of total MLS [®] sales – month | \$699 million | -28.8% |
| Value of total MLS [®] sales – year | \$2.27 billion | -27.5% |
| Residential ¹ sales this month | 1,823 | -25.3% |
| Residential average price | \$336,931 | -2.1% |
| SFD ² average selling price – month | \$386,033 | -6.6% |
| SFD median ³ selling price | \$372,500 | -6.6% |
| Condo average selling price | \$256,947 | -1.6% |

¹ Residential includes SFD, condos and duplex/row houses.

² Single Family Dwelling

³ The middle figure in a list of all sales prices



For release: June 3, 2008

Contact: Marc Perras, REALTOR®, 2008 President, 405-6900
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Never been a better time to buy a home says REALTORS® Association

Edmonton, June 3, 2008: Housing prices have been stable for five months, mortgage rates have dropped this year and there is overwhelming choice of homes currently available in all price ranges. All these factors add up to an ideal market place for first time or move up home buyers.

“Our members report that the market is very active with sales just slightly below the normal level,” said Marc Perras, president of the REALTORS® Association of Edmonton. “Buyers are optimistic about their future and conditions for home buyers have not been better in recent years. I urge everyone to contact their REALTOR® and explore the many housing options available to them.”

The sales-to-listing ratio in May was 42% with 4,294 homes added to inventory on the Edmonton Multiple Listing Service® and 1,821 homes sold. May sales exceeded same month sales in 2003 and 2004 but were below May sales for 2005-2007 when the market was super-heated. At the end of May there were 11,006 residential properties available on the MLS® in the Edmonton area. That is up 400 properties from a month ago and two and a half times the inventory of a year ago. At current sales volumes there is a six month supply; twice the normal supply.

Overall, the average price for all types of residential property was up 1% at \$340,499 when compared to April, and down just 4% from a year ago. Single family dwellings sold on average* for \$383,167 in May down three-quarters of a percent (\$2,866) from the previous month. Condos sold on average for \$260,837, an increase of 1.5% (\$3,890) from last month. Duplexes and rowhouses sold during May were priced 4.6% higher at \$330,451 on average.

The average days on market was just 53 days; up one from April. Total residential sales were \$620 million for the month and total year-to-date MLS® sales were \$2.98 billion after five months.

“The year-to-date average residential price is up 1.6% from the same five month period last year. I can see prices continuing to rise,” said Perras. “I am sticking with my forecast for a 4% price increase through the year for both single family and condo residences.” Consumers are encouraged to look up home buying tips and checklists at www.howrealtorshelp.ca or the EREB.com websites.

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Highlights of MLS[®] activity

| May 2008 activity | Record for the month* | % change from same month in 2007 |
|--|------------------------------|---|
| Total MLS [®] sales this month | 2,052 | -36.3% |
| Value of total MLS [®] sales – month | \$715 million | -38.8% |
| Value of total MLS [®] sales – year | \$2.98 billion | -30.6% |
| Residential ¹ sales this month | 1,821 | -35.9% |
| Residential average price | \$340,499 | -3.93% |
| SFD ² average selling price – month | \$383,167 | -10.06% |
| SFD median ³ selling price | \$365,000 | -8.75% |
| Condo average selling price | \$260,837 | -1.98% |

¹ Residential includes SFD, condos and duplex/row houses.

² Single Family Dwelling

³ The middle figure in a list of all sales prices



For release: July 3, 2008

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Dynamic tension between buyers and sellers in Edmonton market

Edmonton, July 3, 2008: The inventory of homes on the Edmonton Multiple Listing Service® (MLS®) is still at near record levels although sales in June were better than the last month and the number of new listings dropped over seven percent. Buyers and sellers seem to be in a standoff with both sides just beginning to accept the reality of the current market. Single family dwelling and condo prices have been stable during the first half of the year yet some people still anticipate dramatic price shifts.

“Although sellers have received higher prices in the past year, about half of them lowered their asking price by seven percent on average to get a sale,” said Marc Perras, president of the REALTORS® Association of Edmonton. “Some buyers seem to think that further discounts are possible and are delaying their buying decision unnecessarily. The market finds its own level and has varied within a three percent range over the last six months. REALTORS® have buyers who are staring down the sellers but sometime soon someone will have to blink.”

The dynamic tension between buyers and sellers has kept prices stable so far this year. Single family dwellings sold for \$381,384 on average* in June and condos sold for \$262,365 on average in the Edmonton market. This is down just half a percent for single family detached homes and up half a percent for condos over the previous month. During the first half of the year prices have only varied slightly from the year end price with SFDs up 0.25% and condos up 3% for the year-to-date.

The average residential price (which includes all types of housing) was also up slightly month-over-month at \$341,376 and just 4% lower than the peak price of \$354,718 set in July 2007.

The average days-on-market was up two to 55 days. Total residential sales were \$632 million for the month and total year-to-date MLS® sales were \$3.72 billion at the end of the first two quarters.

“Historically, there has never been a better selection of homes available in this market,” said Perras. “Additional inventory is coming into the market every day but obviously better quality homes sell first. Buyers should be taking advantage of the current conditions and making a buying choice before prices rise or inventory drops. Sellers should be discussing pricing strategies with their REALTOR® to ensure that they have adjusted their asking price to be in the right price range for this market.”

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Highlights of MLS[®] activity

| <i>June 2008 activity</i> | <i>Record for the month*</i> | <i>% change from same month in 2007</i> |
|--|-------------------------------------|--|
| Total MLS [®] sales this month | 2,093 | -17.0% |
| Value of total MLS [®] sales – month | \$738 million | -19.1% |
| Value of total MLS [®] sales – year | \$3.72 billion | -28.6% |
| Residential ¹ sales this month | 1,852 | -15.9% |
| Residential average price | \$341,376 | -1.92% |
| SFD ² average selling price – month | \$381,384 | -8.60% |
| SFD median ³ selling price | \$365,000 | -8.29% |
| Condo average selling price | \$262,365 | -1.06% |

¹ Residential includes SFD, condos and duplex/row houses.

² Single Family Dwelling

³ The middle figure in a list of all sales prices



For release: August 5, 2008

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Jon Hall, C.A.E., Manager Communications, 453-9323

MLS® sales in July up 14% compared to last year

Edmonton, August 5, 2008: Residential sales through the REALTORS® Association of Edmonton Multiple Listing Service® in July were up 14% when compared to the same month last year. Only sales in July 2006 were higher than this July's sales. As a result, the unusually high inventory level dropped to 10,501 properties as of July 31, 2008.

"Sales have been steady for the past four months and have not dropped off as they usually do in July," said Marc Perras, president of the REALTORS® Association of Edmonton. "Near record setting July sales demonstrate that sellers have accepted the market realities and have adjusted their listing prices to attract buyers. Prices are still relatively stable without any evidence of dramatic up or down swings." There were 1,784 residential sales in July compared to 1,565 in 2007 and the record setting 2,230 in 2006.

The average* price for a single family detached home was \$379,224, down just half a percent from last month with stronger than usual July sales of 1,176 units. The average condo price came down 3.25% to \$253,850 as sales slowed to under 500 units. Duplex/rowhouse prices rose 1.2% to \$316,832 in July with sales of 68 properties. Overall, the average residential price was off 1.8% to \$335,100.

Total MLS® sales (including residential, rural, recreational and commercial sales) were valued at \$702 million in July. This is 3.5% higher than July 2007. Despite the strong sales in July, year-to-date sales are 25% lower than the same time last year at \$4.4 billion because of a slower first half.

"Average days-on-market is still 55 days but the strong sales numbers reflect the robust and dynamic economy in Edmonton," said Perras. "All real estate is local and it is important to focus on Alberta if your buying here and not be swayed by national figures." Alberta housing prices peaked earlier than the rest of the country and have levelled off while the prices elsewhere are still falling.

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Highlights of MLS[®] activity

| July 2008 activity | Record for the month* | % change from same month in 2007 |
|--|------------------------------|---|
| Total MLS [®] sales this month | 2,037 | 12.4% |
| Value of total MLS [®] sales – month | \$702 million | 3.46% |
| Value of total MLS [®] sales – year | \$4.42 billion | -24.9% |
| Residential ¹ sales this month | 1,784 | 14.0% |
| Residential average price | \$335,100 | -5.53% |
| SFD ² average selling price – month | \$379,224 | -9.09% |
| SFD median ³ selling price | \$362,000 | -8.35% |
| Condo average selling price | \$253,850 | -6.64% |

¹ Residential includes SFD, condos and duplex/row houses.

² Single Family Dwelling

³ The middle figure in a list of all sales prices



For release: September 3, 2008

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August residential sales up 18.6% over last year

Edmonton, September 3, 2008: In August, homebuyers are distracted by warm weather, vacations and back-to-school preparations. Never-the-less, the REALTORS® Association of Edmonton reports that residential sales were up 18.6% in August as compared to August 2007. New listings were down for the month compared to last year resulting in a net drop of 889 properties available on the Multiple Listing Service® (MLS®) dropping below the 10,000 mark for the first time since March. There were just 9,612 residential properties in the inventory on August 31 as compared to 10,501 at the beginning of the month.

“Sales, compared month to month, were stronger than last year for the second consecutive month,” said Marc Perras, president of the REALTORS® Association of Edmonton. “New home sales are down dramatically partially because of the wide selection of homes available through the MLS® but buyers are demonstrating their confidence in this market and are not afraid to purchase.”

Average prices* for all types of homes were down slightly from the previous month. Single family detached homes were off 2.65% to \$369,190; the lowest price in 18 months. Condominium prices were down just 1.1% to \$251,048 in August after a 3.25% slide in July. Duplex and rowhouse prices were down less than half a percent. Overall, the average residential price (which includes all types of residential property) was \$329,207 (off 1.8%: the same as the month previous).

Days-on-market rose from 55 to 63 days. The sales-to-listing ratio was 51% in August. Total MLS® sales for the month were up as a result of the increased sales volume to \$574 million with total sales for the year reaching just under \$5 billion.

“Housing prices typically rise slightly through the fall,” said Perras. “We expect that the strong sales this quarter will support rising prices as we approach year-end. Once again, I encourage buyers and sellers to maintain contact with their REALTORS® to ensure they are up-to-date on the day-to-day changes in this dynamic market.”

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* Average prices indicate market trends only. They do not reflect actual prices, which vary from house to house and area to area. For information on a specific area, contact your local REALTOR®.

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Review these statistics and more at www.ereb.com.

Highlights of MLS® activity

| August 2008 activity | Record for the month* | % change from same month in 2007 |
|--|------------------------------|---|
| Total MLS® sales this month | 1,713 | 10.37% |
| Value of total MLS® sales – month | \$574 million | 2.94% |
| Value of total MLS® sales – year | \$4.99 billion | -22.45% |
| Residential ¹ sales this month | 1,541 | 18.63% |
| Residential average price | \$329,207 | -4.52% |
| SFD ² average selling price – month | \$369,190 | -8.56% |
| SFD median ³ selling price | \$352,500 | -7.24% |
| Condo average selling price | \$251,048 | -6.72% |

¹ Residential includes SFD, condos and duplex/row houses.

² Single Family Dwelling

³ The middle figure in a list of all sales prices



For release: October 2, 2008

Contact: Marc Perras, REALTOR®, 2008 President, 780-405-6900
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Edmonton resale housing market sizzles in third quarter

Edmonton, October 2, 2008: REALTORS® have been kept busy with strong sales of homes through the Multiple Listing Service® in the past three months. September residential sales were up 65.9% from the same month in 2007 and built on year-over-year sales increases in July and August.

“Edmonton may be the only housing market in western Canada that has increased sales in the third quarter,” said Marc Perras, president of the REALTORS® Association of Edmonton. “After peaking at record sales numbers in early 2007 the market slowed through the first half of this year. But sales have certainly picked up to the normal range and surpassed same month sales from last year.”

There were 1,140 sales of single family residences in September with an average price* of \$362,097 down 1.9% from last month. Condominium sales were up from the previous month by 11.7% with an average price of \$252,234 on 477 sales during September. Duplex and rowhouses sold on average for \$315,690, which was up 0.1% from August with sales of 79 units. The average residential sales price (including all types of residential property) was down 1.3% from last month to \$324,906.

“The sales increases may have been helped by slightly softer prices for all types of homes,” said Perras. “But a bigger factor is the continuing strength of the local economy including low unemployment, low vacancy rates and economic growth at four times the national average.” He also noted that the average price for single family homes may be lower because of the increased number of entry level priced homes being sold as compared to pricier move-up or estate sales.

“Home buyers have come to the realization that a sudden market collapse in Edmonton is unlikely and that now is actually a good time to buy a home while inventory still remains high and interest rates are low,” he said.

There were 8,808 homes in the MLS® inventory at the end of September (down 804 units) based on 3,140 listings and 1,729 sales during the month. The sales-to-listing ratio was 55% (51% in August) and days on market was down by two days to 61 days in September. Total residential sales for the month were worth \$562 million contributing to a total of \$5.63 billion in total MLS® sales this year.

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Review these statistics and more at www.ereb.com.

Highlights of MLS[®] activity

| September 2008 activity | Record for the month* | % change from same month in 2007 |
|--|------------------------------|---|
| Total MLS [®] sales this month | 1,926 | 59.04% |
| Value of total MLS [®] sales – month | \$635 million | 43.98% |
| Value of total MLS [®] sales – year | \$5.63 billion | -18.20% |
| Residential ¹ sales this month | 1,729 | 65.93% |
| Residential average price | \$324,906 | -5.63% |
| SFD ² average selling price – month | \$362,097 | -9.38% |
| SFD median ³ selling price | \$345,500 | -8.00% |
| Condo average selling price | \$252,234 | -6.84% |

¹ Residential includes SFD, condos and duplex/row houses.

² Single Family Dwelling

³ The middle figure in a list of all sales prices



For release: November 4, 2008

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Edmonton resale housing market maintains stability in uncertain world

Edmonton, November 4, 2008: Despite global economic unrest and uncertainty in other North American housing markets, Edmonton seems to be maintaining an even keel according to figures released by the REALTORS® Association of Edmonton. October residential resale figures were lower than last October but within the normal range for this time of year. Overall prices were down but single family residences gained slightly in price.

“Sales typically slow in the fourth quarter and this year is no exception,” said Marc Perras, president of the REALTORS® Association of Edmonton. “Stronger sales in the third quarter may have reduced demand in October but REALTORS® are still busy assisting buyers and sellers with their transactions.”

The average* price of a single family residence was up one third of a percent (0.33%) over September at \$363,274. Condominium sales took the biggest single month drop this year resulting in condo prices down by 5.8% with an average price of \$237,590 during October. Duplex and rowhouses sold on average for \$307,178, which was down 2.7% from September. The average residential sales price (including all types of residential property) was \$317,784; dragged down by the lower condo prices.

“Listings were still strong in October although the inventory of homes available on the MLS® continued to reduce toward the normal levels,” said Perras. There were 3,116 homes listed during the month with 1,251 sold for a sales-to-listing ratio of 40% (55% in September). At the end of the month there were 8,525 homes available – down from 8,808 last month. The average days on market also dropped from 61 to 58 days in October.

Total residential sales for the year are now \$5.3 billion with total MLS® sales (including commercial and rural sales) over \$6 billion. The business community remains confident in the Edmonton market as demonstrated by 150 industrial, commercial and investment sales and agribusiness sales during October.

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Review these statistics and more at www.ereb.com.

Highlights of MLS[®] activity

| October 2008 activity | Record for the month* | % change from same month in 2007 |
|--|------------------------------|---|
| Total MLS [®] sales this month | 1,409 | -2.89% |
| Value of total MLS [®] sales – month | \$456 million | -14.6% |
| Value of total MLS [®] sales – year | \$6.08 billion | -17.9% |
| Residential ¹ sales this month | 1,251 | -1.9% |
| Residential average price | \$317,784 | -8.60% |
| SFD ² average selling price – month | \$363,274 | -8.54% |
| SFD median ³ selling price | \$342,750 | -9.08% |
| Condo average selling price | \$237,590 | -9.62% |

¹ Residential includes SFD, condos and duplex/row houses.

² Single Family Dwelling

³ The middle figure in a list of all sales prices



For release: December 2, 2008

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Housing buyers react cautiously in local markets

Edmonton, December 2, 2008: REALTORS® had lots of time to work with their best clients in November as housing sales slowed. The number of residential sales during the month dipped to levels not seen since 1998. The average price of a single family home in the greater Edmonton area remained stable while condo prices dropped for the second month in a row, reported the REALTORS® Association of Edmonton.

“Our members report that there are a lot of potential buyers in the market but many are not ready to commit,” said Marc Perras, president of the REALTORS® Association of Edmonton. “They are being cautious and hoping for further price drops or lower interest rates that reflect the current global economic situation.”

The average* price of a single family residence was down slightly (-0.14%) in November offsetting a slight rise in October. The average price of a single family home was \$362,757. Condominium sales took another drop in November (down 2.55%) with an average price of \$231,531. Duplex and rowhouses sold on average for \$315,813 which was up 2.8% from October. The average residential sales price (including all types of residential property) was \$318,588; up by a quarter of a percent.

“Sellers may be losing heart but even in this slow market there were still about 30 housing deals made every day and every home that is priced appropriately will eventually find a new owner,” said Perras. There were 8,015 homes in the local MLS® inventory at the beginning of this month (down 510). 2,036 homes were listed during November and 891 were sold resulting in a sales-to-listing ratio of 44% as compared to 40% last month. Average days-on-market was up five days to 63 and total MLS® sales (including commercial, industrial and residential) was \$319 million in November, a drop of \$144 million from last year’s November.

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Review these statistics and more at www.ereb.com.

Highlights of MLS[®] activity

| November 2008 activity | Record for the month* | % change from same month in 2007 |
|--|------------------------------|---|
| Total MLS [®] sales this month | 997 | -27.4% |
| Value of total MLS [®] sales – month | \$318 million | -31.1% |
| Value of total MLS [®] sales – year | \$6.4 billion | -18.7% |
| Residential ¹ sales this month | 891 | -25.4% |
| Residential average price | \$318,588 | -1.99% |
| SFD ² average selling price – month | \$362,757 | -3.59% |
| SFD median ³ selling price | \$337,000 | -5.07% |
| Condo average selling price | \$231,531 | -8.22% |

¹ Residential includes SFD, condos and duplex/row houses.

² Single Family Dwelling

³ The middle figure in a list of all sales prices