



**For release: February 3, 2009**

**Contact:** Charlie Ponde, REALTOR®, 2009 President, 780-460-8558  
Ron Hutchinson, C.A.E., Executive V.P., 780-453-9340  
Jon Hall, C.A.E., Marketing Manager, 780-453-9323

## **REALTORS® report that residential sales were positive in January**

**Edmonton, February 3, 2009:** Residential sales in January are always slow as buyers recover from their holiday excesses and stay bundled up from the cold. January sales were slow at the beginning of the month but picked up steam as the days grew longer. REALTORS® sold 730 residential properties in January compared to 608 in December (sales up 20%). Sales prices were also up in all categories as compared to the previous month.

“Nobody rings a bell when prices hit the bottom,” said Charlie Ponde, president of the REALTORS® Association of Edmonton. “The bottom is evident only after several months of rising prices. One month does not make a trend but the market is certainly welcoming to home buyers.” He pointed to the lowest interest rates in years, the large selection of homes available and recently announced economic stimulus packages as reasons for the increasing market activity. The amount of RRSP savings that can be applied to a first-time home purchase was increased from \$20,000 to \$25,000 and a tax rebate for home renovation expenses were announced in the recent federal budget. Both measures will encourage home buyers.

The average\* price of a single family home in January was \$352,689 - up a quarter of a percent as compared to December. Condo prices were up 1.8% to \$238,535 and duplex/rowhouses sold on average for \$299,222 (a 2.2% price increase). Total residential sales through the MLS® for the month were \$231 million – down 43% from the previous January.

Listing activity also increased in January. There were 2,443 residential properties listed in January – an 85% increase over December listings. With 730 residential sales the sales-to-listing ratio was just 30%. At the end of January there were 6,573 properties available on the residential MLS®. At current sales rates this is a nine month supply. Time to sell was up from 65 days-on-market in December to 68 days in January.

“The housing market changes every day and consumers need to work with a REALTOR® who can advise on pricing, sales and negotiation strategies,” said Ponde. “REALTORS® are the only professionals with current sales prices (as compared to asking prices) and can do up-to-date comparisons for properties similar to the one you are attempting to buy or sell.”

-30-

\* 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 3,148 Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at [www.realtor.ca](http://www.realtor.ca) and [www.ereb.com](http://www.ereb.com), as well as in the Real Estate Weekly and on their web site at [www.rewedmonton.ca](http://www.rewedmonton.ca). REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation (RCF).

Review these statistics and more at [www.ereb.com](http://www.ereb.com).

### Highlights of MLS<sup>®</sup> activity

<b>January 2009 activity</b>	<b>Record for the month*</b>	<b>% change from same month in 2008</b>
Total MLS <sup>®</sup> sales this month	<b>797</b>	<b>-40.9%</b>
Value of total MLS <sup>®</sup> sales – month	<b>\$265 million</b>	<b>-42.4%</b>
Value of total MLS <sup>®</sup> sales – year	<b>\$265 million</b>	<b>-42.4%</b>
Residential <sup>1</sup> sales this month	<b>730</b>	<b>-40.5%</b>
Residential average price	<b>\$317,049</b>	<b>-4.5%</b>
SFD <sup>2</sup> average selling price – month	<b>\$352,689</b>	<b>-7.1%</b>
SFD median <sup>3</sup> selling price	<b>\$330,000</b>	<b>-9.3%</b>
Condo average selling price	<b>\$238,535</b>	<b>-7.5%</b>

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

<sup>2</sup> Single Family Dwelling

<sup>3</sup> The middle figure in a list of all sales prices



**For release: March 3, 2009**

**Contact:** Charlie Ponde, REALTOR®, 2009 President, 780-460-8558  
Ron Hutchinson, C.A.E., Executive V.P., 780-453-9340  
Jon Hall, C.A.E., Marketing Manager, 780-453-9323

## Local housing prices continue to slide while sales rise

**Edmonton, March 3, 2009:** The average price of most types of residential property slipped down a notch in February after a short rally in January. Sales numbers climbed across the 1,000-unit threshold for the first time since October but are still below the same month sales for last year.

“It is a typical pattern that sales activity picks up as we move into spring,” said Charlie Ponde, president of the REALTORS® Association of Edmonton. “Listing activity also rises as homeowners enter the market in anticipation of spring activity.” There were 1,075 residential sales in February with 2,667 listings added to the MLS®. The sales-to-listing ratio was 40% and there were 7,097 homes in the inventory on February 28.

The average\* price of a single family home in February was \$347,309 – down 1.5 percent (-\$5,380) as compared to January. Condo prices were down 4.9% (-\$11,678) to \$226,857 and duplex/rowhouses sold on average for \$309,180 (a 3.3% price increase). Total residential sales through the MLS® for the month were \$332 million – down 24% from the previous February. When all residential property sales are averaged the average all-residential price dropped 2.55% from January and 8.7% from a year ago. It is now \$308,970 as compared to \$338,347 in February 2008.

Consumers continue to be confused by housing figures originating from American or Canadian sources that do not reflect the condition in local markets. “I urge people to consider national trend figures carefully” said Ponde. “Sales and listing figures produced by the REALTORS® Association of Edmonton track local sales that may not be included in so-called national housing indexes such as the National Bank/Teranet House Price Index.” Teranet only includes figures from six Canadian cities (not including Edmonton) and Toronto figures carry a weight of 42% according to their web site.

Ponde explained that REALTOR® Association numbers are calculated by summing all residential sales in the greater Edmonton area that were made through the Multiple Listing Service®. The total value of all sales is divided by the number of transactions to determine the average residential price. Other averages are calculated by housing type or by geographical criteria to provide more refined analysis of the local market. REALTOR® figures do not include new home or private sales. Sales figures are double checked by brokers and cooperating REALTORS® and are also subject to review by the REALTORS® Association. Local stats are available at [www.ereb.com](http://www.ereb.com).

-30-

\* 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 3,148 Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at [www.realtor.ca](http://www.realtor.ca) and [www.ereb.com](http://www.ereb.com), as well as in the Real Estate Weekly and on their web site at [www.rewedmonton.ca](http://www.rewedmonton.ca). REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation (RCF).

Review these statistics and more at [www.ereb.com](http://www.ereb.com).

### Highlights of MLS<sup>®</sup> activity

<b>February 2009 activity</b>	<b>Record for the month*</b>	<b>% change from same month in 2008</b>
Total MLS <sup>®</sup> sales this month	<b>1,161</b>	<b>-18.4%</b>
Value of total MLS <sup>®</sup> sales – month	<b>\$363 million</b>	<b>-26.7%</b>
Value of total MLS <sup>®</sup> sales – year	<b>\$628 million</b>	<b>-34.3%</b>
Residential <sup>1</sup> sales this month	<b>1,075</b>	<b>-16.5%</b>
Residential average price	<b>\$308,970</b>	<b>-8.7%</b>
SFD <sup>2</sup> average selling price – month	<b>\$347,309</b>	<b>-9.1%</b>
SFD median <sup>3</sup> selling price	<b>\$335,000</b>	<b>-9.4%</b>
Condo average selling price	<b>\$226,857</b>	<b>-14.1%</b>

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

<sup>2</sup> Single Family Dwelling

<sup>3</sup> The middle figure in a list of all sales prices



**For release: April 2, 2009**

**Contact:** Charlie Ponde, REALTOR®, 2009 President, 780-460-8558  
Ron Hutchinson, C.A.E., Executive V.P., 780-453-9340  
Jon Hall, C.A.E., Marketing Manager, 780-453-9323

## First quarter housing prices hover around \$350,000

**Edmonton, April 2, 2009:** The average\* price of single family homes in the Edmonton area has hovered around the \$350,000 mark for the first quarter of this year, reported the REALTORS® Association of Edmonton. At the beginning of January the average price for a SFD was \$351,870. The price varied slightly and at the end of March the average SFD price was \$349,716, up 0.7% from the previous month. Condo prices were a little more volatile but popped up 1.6% in March to \$230,469, after a 5% drop in February. The average price of a duplex/rowhouse was \$276,776.

“With price stability, low interest rates, spring weather and pent-up demand; it appears that REALTORS® are starting to get busy again,” said Charlie Ponde, president of the REALTORS® Association of Edmonton. “Our offices are reporting an increase in buyer interest. Sales in March were up 28% from the previous month.”

Residential sales through the Multiple Listing Service® in March totalled 1,380 units. Total MLS® sales (including commercial and rural sales) were 1,513 units. This is a 30% increase over the previous month. Total residential sales for the first quarter were 3,185 units and total MLS® sales were 3,471 with a YTD value of \$1.1 billion.

There were 2,891 residential listings in March (down 31.7% from last March) resulting in a month end inventory of 7,476 residential properties (down from 9,464 in March 2008). The sales-to-listing ratio was 48% and average days-on-market was 56 days (down five from February).

“The market is once again operating in a normal fashion with typical seasonal fluctuations,” said Ponde. “REALTORS® are prepared with daily statistics and market knowledge to help clients understand the market fluctuations and advise them on pricing and marketing strategies that help buy and sell homes and commercial properties.”

REALTORS® (who are all members of the REALTORS® Association of Edmonton) have just completed their annual membership renewal. Some members choose renewal time to withdraw or retire from the industry so membership numbers dip slightly at the end of March. So far the renewals are typical and the Association expects that the more stable market will encourage most REALTORS® to remain in the industry.

\* 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 3,139 Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at [www.realtor.ca](http://www.realtor.ca) and [www.ereb.com](http://www.ereb.com), as well as in the Real Estate Weekly and on their web site at [www.rewedmonton.ca](http://www.rewedmonton.ca). REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation (RCF).

Review these statistics and more at [www.ereb.com](http://www.ereb.com).

### Highlights of MLS<sup>®</sup> activity

<b>March 2009 activity</b>	<b>Record for the month*</b>	<b>% change from same month in 2008</b>
Total MLS <sup>®</sup> sales this month	<b>1,513</b>	<b>-11.5%</b>
Value of total MLS <sup>®</sup> sales – month	<b>\$480 million</b>	<b>-21.3%</b>
Value of total MLS <sup>®</sup> sales – year	<b>\$1.1 billion</b>	<b>-29.2%</b>
Residential <sup>1</sup> sales this month	<b>1,380</b>	<b>-11.4%</b>
Residential average price	<b>\$309,032</b>	<b>-10.1%</b>
SFD <sup>2</sup> average selling price – month	<b>\$349,716</b>	<b>-9.8%</b>
SFD median <sup>3</sup> selling price	<b>\$334,000</b>	<b>-10.8%</b>
Condo average selling price	<b>\$230,469</b>	<b>-12.4%</b>

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

<sup>2</sup> Single Family Dwelling

<sup>3</sup> The middle figure in a list of all sales prices



**For release: May 4, 2009**

**Contact:** Charlie Ponde, REALTOR®, 2009 President, 780-460-8558  
Ron Hutchinson, C.A.E., Executive V.P., 780-453-9340  
Jon Hall, C.A.E., Marketing Manager, 780-453-9323

## Housing prices and sales increase in April

**Edmonton, May 4, 2009:** Sales activity on the Edmonton Multiple Listing Service® increased in April as compared to last month and April 2008. There were 3,019 residential properties listed in April with sales of 1,843 (up 33.6% from last month and 1.1% from April 2008).

The average\* price of single family homes in the Edmonton area was up 1% from March but, at \$353,386, was still 8.5% below the last April price of \$386,033. Condo prices were up 2.4% from last month to \$236,020 while duplex/rowhouse prices were up 5.2% at \$291,068.

“Increased sales activity is evident in most real estate offices and some REALTORS® are reporting multiple offers on select properties,” said Charlie Ponde, president of the REALTORS® Association of Edmonton. “However, inventory is still relatively high and sellers should price their properties aggressively to attract offers.”

The number of residential properties available through the MLS® System on April 30 was 7,539 – up 1% from last month but well below the glut in April last year when there were 10,606 properties available. The year-to-date sales-to-listing ratio is just 46% but the April S/L ratio of 61% is an indicator of increased activity. Average days-on-market in April was 51 – a number last seen in March 2008.

“REALTORS® are optimistic about the Edmonton market,” said Ponde. “In-migration figures are positive, retail sales in Alberta are still higher than the rest of the country and unemployment figures are lower than other parts of Canada. First-time buyers are entering the market because of historically low interest rates and renovation incentives are encouraging move-up buyers to consider relocation.”

Total sales through the MLS® System for the month were valued at \$635 million with a year-to-date total of \$1.75 billion. Total YTD sales value is down 23% from the same time last year but sales are off by just 16%.

-30-

\* 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 Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at [www.REALTOR.ca](http://www.REALTOR.ca) and [www.ereb.com](http://www.ereb.com), as well as in the Real Estate Weekly and on their web site at [www.rewedmonton.ca](http://www.rewedmonton.ca). REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation. REALTOR®, MLS® and Multiple Listing Service® are trademarks owned and controlled by the Canadian Real Estate Association and are used under license.*

Review these statistics and more at [www.ereb.com](http://www.ereb.com).

### Highlights of MLS<sup>®</sup> System activity

<b>April 2009 activity</b>	<b>Record for the month*</b>	<b>% change from same month in 2008</b>
Total MLS <sup>®</sup> System sales this month	<b>2,008</b>	<b>-1.9%</b>
Value of total MLS <sup>®</sup> System sales - month	<b>\$635 million</b>	<b>-9.0%</b>
Value of total MLS <sup>®</sup> System sales - year	<b>\$1.7 billion</b>	<b>-23.0%</b>
Residential <sup>1</sup> sales this month	<b>1,843</b>	<b>1.1%</b>
Residential average price	<b>\$312,127</b>	<b>-7.4%</b>
SFD <sup>2</sup> average selling price - month	<b>\$353,386</b>	<b>-8.5%</b>
SFD median <sup>3</sup> selling price	<b>\$337,000</b>	<b>-1.0%</b>
Condo average selling price	<b>\$236,020</b>	<b>-8.1%</b>

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

<sup>2</sup> Single Family Dwelling

<sup>3</sup> The middle figure in a list of all sales prices



**For release: June 2, 2009**

**Contact:** Charlie Ponde, REALTOR®, 2009 President, 780-460-8558  
Ron Hutchinson, C.A.E., Executive V.P., 780-453-9340  
Jon Hall, C.A.E., Marketing Manager, 780-453-9323

## Housing Sales Continue to Trend Upward

**Edmonton, June 2, 2009:** The REALTORS® Association of Edmonton reports that the number of residential properties sold through the Multiple Listing Service® in Edmonton in May was up over 17% as compared to the previous month and up 18.7% over the same month last year. There were 3,180 residential properties listed with sales of 2,161. The sales-to-listing ratio was 68% as compared to 42% in May 2008.

“Sales continue to rise month-by-month,” said Charlie Ponde, president of the REALTORS® Association of Edmonton. “Listing activity, while not as frantic as last year, is still active so there continues to be a good supply and variety of homes available.”

Prices in the local market also continued their slow, steady climb. Single family homes sold on average\* for \$367,672 in May; up 4% from last month but still 4% lower than a year ago. Condominiums sold for \$244,734 on average which was 3.7% higher than April prices. Condos are still priced 6% lower than last year at this time. The average residential price was \$326,332 up 4.6% from last month but down 4.2% from a year ago.

“Prices are still lower than last year but rising steadily,” said Ponde. “So house hunters should be making their buying decisions sooner rather than later to ensure that their buying power is not eroded by the rising prices.” He noted that some REALTORS® have been able to present multiple offers to their sellers.

At the end of May there were 7,435 homes available in the MLS® System inventory and homes sold, on average, in 52 days (as compared to 51 last month and 53 last May). At 3.4 months, there is a typical amount of inventory available at current sales volumes. Total MLS® System sales in May were 2,395 properties valued at \$787 million. Year to date sales are valued at \$2.5 billion.

-30-

\* 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 Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at [www.REALTOR.ca](http://www.REALTOR.ca) and [www.ereb.com](http://www.ereb.com), as well as in the Real Estate Weekly and on their web site at [www.rewedmonton.ca](http://www.rewedmonton.ca). REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation. REALTOR®, MLS® and Multiple Listing Service® are trademarks owned and controlled by the Canadian Real Estate Association and are used under license.*

Review these statistics and more at [www.ereb.com](http://www.ereb.com).

### Highlights of MLS<sup>®</sup> System activity

<i>May 2009 activity</i>	<i>Record for the month*</i>	<i>% change from same month in 2008</i>
Total MLS <sup>®</sup> System sales this month	<b>2,395</b>	<b>16.7%</b>
Value of total MLS <sup>®</sup> System sales - month	<b>\$787 million</b>	<b>10.1%</b>
Value of total MLS <sup>®</sup> System sales - year	<b>\$2.5 billion</b>	<b>-15.1%</b>
Residential <sup>1</sup> sales this month	<b>2,161</b>	<b>18.7%</b>
Residential average price	<b>\$326,332</b>	<b>-4.2%</b>
SFD <sup>2</sup> average selling price - month	<b>\$367,672</b>	<b>-4.0%</b>
SFD median <sup>3</sup> selling price	<b>\$342,500</b>	<b>-6.2%</b>
Condo average selling price	<b>\$244,734</b>	<b>-6.2%</b>

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

<sup>2</sup> Single Family Dwelling

<sup>3</sup> The middle figure in a list of all sales prices



**For release: July 3, 2009**

**Contact:** Charlie Ponde, REALTOR®, 2009 President, 780-460-8558  
Ron Hutchinson, C.A.E., Executive V.P., 780-453-9340  
Jon Hall, C.A.E., Marketing Manager, 780-453-9323

## Homebuyer confidence creates record real estate results

**Edmonton, July 3, 2009:** At the mid-point of the year, the REALTORS® Association of Edmonton is confident that the local real estate market has regained stability. The 9,741 sales of residential properties sold through the Multiple Listing Service® in the first six months surpassed the six month year-to-date figure for last year (9,567) and residential sales in June set a new record for the month. Residential sales in June totalled 2,552 units which surpassed the 2007 record of 2,203 units sold and was the third best month for unit sales in MLS® System history.

“Buyer confidence, especially among first time buyers, was evident in Edmonton despite lingering economic concerns in other markets,” said Charlie Ponde, president of the REALTORS® Association of Edmonton. “When mortgage rates looked like they might start to rise, many potential buyers locked in lower mortgage rates and then went searching for a qualifying home.”

Listing activity slowed slightly from last month (down 0.03%) with 3,179 residential listings. The strong sales drove the sales to listing ratio to 80% from 68% last month. Prices continue to climb with one month increases of 0.6% for single family dwellings and 1% increases for condominiums. The average\* SFD sold for \$369,859 in June as compared to \$367,672 in May or \$351,870 on January 1. Condominiums sold for \$247,071 on average in June; up from \$244,734 in May and \$234,286 at the start of the year. At the end of 2008 Q2, SFDs sold for \$381,384 and condos sold for \$262,365.

“Last year prices fell from the high point in March. This year prices have just continued to climb,” said Ponde. “Prices typically decline slightly in the second half of the year but the drop, if it occurs, will not be precipitous.”

The average days on market was 60 days or more early in the year but dropped to 49 in June; another indicator of buyer enthusiasm. At the end of June there were 6,785 residential properties active on the MLS® System (2.65 month supply at current sales volumes) which offers a wide range of choice for those eager buyers.

-30-

\* 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 Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at [www.REALTOR.ca](http://www.REALTOR.ca) and [www.ereb.com](http://www.ereb.com), as well as in the Real Estate Weekly and on their web site at [www.rewedmonton.ca](http://www.rewedmonton.ca). REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation. REALTOR®, MLS® and Multiple Listing Service® are trademarks owned and controlled by the Canadian Real Estate Association and are used under license.

Review these statistics and more at [www.ereb.com](http://www.ereb.com).

### Highlights of MLS<sup>®</sup> System activity

<i>June 2009 activity</i>	<i>Record for the month*</i>	<i>% change from same month in 2008</i>
Total MLS <sup>®</sup> System sales this month	<b>2,847</b>	<b>36.0%</b>
Value of total MLS <sup>®</sup> System sales - month	<b>\$964 million</b>	<b>30.6%</b>
Value of total MLS <sup>®</sup> System sales - year	<b>\$3.49 billion</b>	<b>-5.6%</b>
Residential <sup>1</sup> sales this month	<b>2,552</b>	<b>37.8%</b>
Residential average price	<b>\$328,299</b>	<b>-3.8%</b>
SFD <sup>2</sup> average selling price - month	<b>\$369,859</b>	<b>-3.0%</b>
SFD median <sup>3</sup> selling price	<b>\$349,500</b>	<b>-4.2%</b>
Condo average selling price	<b>\$247,071</b>	<b>-5.8%</b>

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

<sup>2</sup> Single Family Dwelling

<sup>3</sup> The middle figure in a list of all sales prices



**For release: August 5, 2009**

**Contact:** Charlie Ponde, REALTOR®, 2009 President, 780-460-8558  
Ron Hutchinson, C.A.E., Executive V.P., 780-453-9340  
Jon Hall, C.A.E., Marketing Manager, 780-453-9323

## Record housing sales for second month in a row

**Edmonton, August 5, 2009:** The REALTORS® Association of Edmonton reported a record number of single month sales of residential properties for the second month in a row. Buyers who created record sales in June carried through for a record in July as well. Although sales were off almost 11% from June the total number of July sales was 2,277, creating a new July record.

“The market is stable and strong sales and market activity are not driving prices up dramatically,” said Charlie Ponde, president of the REALTORS® Association of Edmonton. “Attractive mortgage rates and consumer confidence are powering the local market and sellers are being realistic about their pricing.”

The average\* SFD sold for \$372,741 in July as compared to \$369,859 in June (up ¾ of a percent). Condominium prices were down one percent at \$244,265 on average in July from \$247,071 in June. Duplex and rowhouse prices were up 1.8% from a month ago to \$296,284. The average residential prices was down just over 1% to \$324,847. Average prices in all categories in July were down from the same month last year.

“The total value of residential sales for the year have surpassed what they were last year at the same time,” said Ponde. “REALTORS® have sold \$3.845 billion worth of residential property so far as compared to \$3.842 billion last year at the end of July.” Listing activity was down with just 2,764 properties listed as compared to 3,179 last month and 3,582 in July 2008.

The average days-on-market was 46 in July; down three days from June. At the end of July there were 6,592 residential properties active on the MLS® System down by just 107 properties from June. Total sales through the MLS® System are worth \$4.42 billion after just seven months of business.

-30-

\* 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 Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at [www.REALTOR.ca](http://www.REALTOR.ca) and [www.ereb.com](http://www.ereb.com), as well as in the Real Estate Weekly and on their web site at [www.rewedmonton.ca](http://www.rewedmonton.ca). REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation. REALTOR®, MLS® and Multiple Listing Service® are trademarks owned and controlled by the Canadian Real Estate Association and are used under license.

Review these statistics and more at [www.ereb.com](http://www.ereb.com).

### Highlights of MLS<sup>®</sup> System activity

<i>July 2009 activity</i>	<i>Record for the month*</i>	<i>% change from same month in 2008</i>
Total MLS <sup>®</sup> System sales this month	<b>2,554</b>	<b>25.4%</b>
Value of total MLS <sup>®</sup> System sales - month	<b>\$836 million</b>	<b>19.1%</b>
Value of total MLS <sup>®</sup> System sales - year	<b>\$4.33 billion</b>	<b>-2.01%</b>
Residential <sup>1</sup> sales this month	<b>2,277*</b>	<b>27.6%</b>
Residential average price	<b>\$324,847</b>	<b>-3.06%</b>
SFD <sup>2</sup> average selling price - month	<b>\$372,741</b>	<b>-1.71%</b>
SFD median <sup>3</sup> selling price	<b>\$350,000</b>	<b>-3.3%</b>
Condo average selling price	<b>\$244,265</b>	<b>-3.78%</b>

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

<sup>2</sup> Single Family Dwelling

<sup>3</sup> The middle figure in a list of all sales prices



**For release: September 2, 2009**

**Contact:** Charlie Ponde, REALTOR®, 2009 President, 780-460-8558  
Ron Hutchinson, C.A.E., Executive V.P., 780-453-9340  
Jon Hall, C.A.E., Marketing Manager, 780-453-9323

## Housing prices dip slightly in steady and stable market

**Edmonton, September 2, 2009:** Residential sales through the Edmonton and Area Multiple Listing Service® in August were lower than the number posted in July but higher than sales the previous August. There were a total of 1,673 sales last month as compared to 2,277 in July (a monthly record) and 1,541 in August 2008.

“Although sales numbers cooled a bit after record sales in June and July, we are still experiencing the strength of the market in Edmonton,” said Charlie Ponde, president of the REALTORS® Association of Edmonton. “Our members continue to report high buyer interest. Although sales in the fall are slower than the spring, buyers are looking for a home and sellers can reach them through the MLS® System.”

Prices for Single Family Dwellings climbed steadily all year and peaked in July at \$372,741. The average\* SFD sold for \$366,788 in August, down 1.6 percent from the previous month. The current price is just \$2,400 lower than average prices in August 2008.

Condominium prices were also down in August; dropping less than one percent to \$242,035 on average in August from \$244,265 in July. By comparison, the average price for a condo in August 2008 was \$251,048. The average price has come down because of the increased amount of lower priced product that has entered the market rather than the value of a particular property being marked down.

Duplex and row house properties sold on average for \$294,007 and the combined Average Residential Price was \$318,321 in August; down 3.3% from \$329,207 in August 2008.

“Our market is operating normally,” said Ponde. “There is a balance between buyers’ and sellers’ expectations and, while prices fluctuate seasonally, there are no major price swings. The strong inventory and activity levels result in moderation and stability.”

The average days-on-market was 48 in August; up two days from July. At the end of August there were 6,445 residential properties active on the MLS® System.

\* 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 Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at [www.REALTOR.ca](http://www.REALTOR.ca) and [www.ereb.com](http://www.ereb.com), as well as in the Real Estate Weekly and on their web site at [www.rewedmonton.ca](http://www.rewedmonton.ca). REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation. Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

Review these statistics and more at [www.ereb.com](http://www.ereb.com).

### Highlights of MLS<sup>®</sup> System activity

<b>August 2009 activity</b>	<b>Record for the month*</b>	<b>% change from same month in 2008</b>
Total MLS <sup>®</sup> System sales this month	<b>2,001</b>	<b>16.8%</b>
Value of total MLS <sup>®</sup> System sales - month	<b>\$643 million</b>	<b>12.1%</b>
Value of total MLS <sup>®</sup> System sales - year	<b>\$4.98 billion</b>	<b>-0.4%</b>
Residential <sup>1</sup> sales this month	<b>1,673</b>	<b>8.6%</b>
Residential average price	<b>\$318,321</b>	<b>-3.31%</b>
SFD <sup>2</sup> average selling price - month	<b>\$366,788</b>	<b>-0.65%</b>
SFD median <sup>3</sup> selling price	<b>\$350,000</b>	<b>-0.7%</b>
Condo average selling price	<b>\$242,035</b>	<b>-3.59%</b>

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

<sup>2</sup> Single Family Dwelling

<sup>3</sup> The middle figure in a list of all sales prices



**For release:       October 5, 2009**

**Contact:**       Charlie Ponde, REALTOR®, 2009 President, 780-460-8558  
Ron Hutchinson, C.A.E., Executive V.P., 780-453-9340  
Jon Hall, C.A.E., Marketing Manager, 780-453-9323

## **Resale housing prices bounce back up with strong September sales**

**Edmonton, October 5, 2009:** Although sales were not at record levels in September, they compared favourably with sales levels last year and settled in for the third best September ever. Only sales in September 2006 of 1,844 residential units and last September (1,729) were better than the 1,704 sales pegged last month.

“We have experienced strong sales through the third quarter,” said Charlie Ponde, president of the REALTORS® Association of Edmonton. “At the end of the first quarter YTD sales were down over 21%, and after six months they were up almost 2%. The last three months have had strong buyer demand and year-to-date sales are up 5.3% over the same period last year.”

The strong sales also boosted prices of both single family and condominium properties. Prices dipped slightly in August after showing steady gains all year but bounced back to mid-summer levels in September. The average price of a single family dwelling was \$371,947 and condos were priced on average at \$245,546 (both up 1.4% over August prices). SFD prices are up over \$20,000 from where they were on New Years Day.

Higher prices have not resulted in greater listing activity. 2,564 homes were listed in September resulting in a 66% sales-to-listing ratio as compared to September 2008 with over 3,100 listings and a 55% S/L ratio. The slower listing activity dropped inventory to 6,032 from 6,445 units last month but there is still almost four months of inventory at present sales volumes.

Duplex and row house properties sold on average for \$299,964 and the combined Average Residential Price was \$327,235 in September; up 2% from September 2008.

“Homes are selling slightly faster than last month and much faster than last year at this time,” said Ponde. “I expect that sales in this market will show continued strength through the fall and early winter.” The average days-on-market was 44 in September; down four days from August.

-30-

\* 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 Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at [www.REALTOR.ca](http://www.REALTOR.ca) and [www.ereb.com](http://www.ereb.com), as well as in the Real Estate Weekly and on their web site at [www.rewedmonton.ca](http://www.rewedmonton.ca). REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation. Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

Review these statistics and more at [www.ereb.com](http://www.ereb.com).

### Highlights of MLS<sup>®</sup> System activity

<b>September 2009 activity</b>	<b>Record for the month*</b>	<b>% change from same month in 2008</b>
Total MLS <sup>®</sup> System sales this month	<b>1,911</b>	<b>-0.8%</b>
Value of total MLS <sup>®</sup> System sales - month	<b>\$633 million</b>	<b>-0.3%</b>
Value of total MLS <sup>®</sup> System sales - year	<b>\$5.61 billion</b>	<b>-0.4%</b>
Residential <sup>1</sup> sales this month	<b>1,704</b>	<b>-1.45%</b>
Residential average price	<b>\$327,235</b>	<b>0.7%</b>
SFD <sup>2</sup> average selling price - month	<b>\$371,947</b>	<b>2.7%</b>
SFD median <sup>3</sup> selling price	<b>\$349,900</b>	<b>1.2%</b>
Condo average selling price	<b>\$245,546</b>	<b>-2.7%</b>

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

<sup>2</sup> Single Family Dwelling

<sup>3</sup> The middle figure in a list of all sales prices



**For release: November 3, 2009**

**Contact:** Charlie Ponde, REALTOR®, 2009 President, 780-460-8558  
Ron Hutchinson, C.A.E., Executive V.P., 780-453-9340  
Jon Hall, C.A.E., Marketing Manager, 780-453-9323

## Resale Housing Sales Trend Remains Strong through October

**Edmonton, November 3, 2009:** Resale housing sales continued their strong trend through October with sales of all housing types through the Multiple Listing Service® in October at the second highest level on record (after October 2006). There were 1,535 residential properties sold in October; up 23% from 2008 but down almost 10% from last month which follows the normal seasonal trend of month to month sales dropping through the fall.

“The housing market in Edmonton and area is still robust,” said Charlie Ponde, president of the REALTORS® Association of Edmonton. “Homebuyers are confident about their future prospects and keeping an eye on the possibility that mortgage rates will rise. They can lock-in their housing costs for five years while rates are at historic lows if they buy in this market.”

Residential housing prices remained stable within typical ranges for seasonal fluctuations. Prices for single family dwellings were down 2.2%, on average\* from last month but up marginally (0.12%) from last year. Condominiums were priced down 3.2% from September but the same price (\$11 difference) as a year ago. Overall, the average residential price in October was \$318,969, down 2.5% from last month but up a third of a percent from 2008. Single family dwellings sold for \$363,694 and condos sold, on average, for \$237,601.

There were 2,205 homes listed on the MLS® System in October with 1,535 sales for a sales-to-listing ratio of 70%. The total value of residential sales in October was \$490 million and total MLS® System sales (including rural and commercial properties) is up over last year for the year-to-date to over \$6.18 billion. Total available inventory was 5,530 homes which is a typical 3.5 month supply. Homes sold on average in 47 days (44 in September but 58 in October 2008).

“Good looking homes in the average price range always sell quickly,” said Ponde. “Less desirable homes may take a little longer to find a buyer and home sales at the upper price ranges are steady. It is important to consult your REALTOR® to devise a strategy for buying or selling a home to ensure you get the latest market and neighbourhood information.”

-30-

\* 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 Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at [www.REALTOR.ca](http://www.REALTOR.ca) and [www.ereb.com](http://www.ereb.com), as well as in the Real Estate Weekly and on their web site at [www.rewedenmonton.ca](http://www.rewedenmonton.ca). REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation. Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

Review these statistics and more at [www.ereb.com](http://www.ereb.com).

### Highlights of MLS<sup>®</sup> System activity

<i>October 2009 activity</i>	<i>Record for the month*</i>	<i>% change from same month in 2008</i>
Total MLS <sup>®</sup> System sales this month	<b>1,747</b>	<b>24.0%</b>
Value of total MLS <sup>®</sup> System sales - month	<b>\$575 million</b>	<b>26.2%</b>
Value of total MLS <sup>®</sup> System sales - year	<b>\$6.18 billion</b>	<b>1.6%</b>
Residential <sup>1</sup> sales this month	<b>1,535</b>	<b>22.7%</b>
Residential average price	<b>\$318,969</b>	<b>0.37%</b>
SFD <sup>2</sup> average selling price - month	<b>\$363,694</b>	<b>0.1%</b>
SFD median <sup>3</sup> selling price	<b>\$346,000</b>	<b>1.0%</b>
Condo average selling price	<b>\$237,601</b>	<b>0.0%</b>

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

<sup>2</sup> Single Family Dwelling

<sup>3</sup> The middle figure in a list of all sales prices



**For release: December 2, 2009**

**Contact:** Charlie Ponde, REALTOR®, 2009 President, 780-460-8558  
Ron Hutchinson, C.A.E., Executive V.P., 780-453-9340  
Jon Hall, C.A.E., Marketing Manager, 780-453-9323

## Year-to-date sales in November surpass 2008 year end sales

**Edmonton, December 2, 2009:** Total sales through the Edmonton and area Multiple Listing Service® system to the end of November have surpassed total year end sales in 2008. The total value of all types of property sold to the end of November is \$6.64 billion. The same figure at the end of December 2008 was \$6.42 billion. There have been 20,355 property sales so far as compared to 19,448 at year-end 2008.

“Both sales and the value of sales have exceeded our expectations this year,” said Charlie Ponde, president of the REALTORS® Association of Edmonton. “We anticipated sales levels would be the same as last year but REALTORS® have already sold more property than last year with a month to go. This is a good indicator of the strength of our local market.”

In November, the average price of a single family dwelling went up 1.2% to \$368,018, reversing a 2% drop in the previous month. Single family dwelling prices are 1.5% higher than the same month last year.

Although condominium prices are down 2.5% from last month they are just \$50 higher than condo prices a year ago. The average price for a condo in November 2009 was \$231,684. At \$284,849, the duplex and rowhouse prices were down 4.7% from last month and down 9.5% from a year ago. Overall, the all-residential average price is down marginally from October and the previous November. It sits at \$318,482.

There were 1,894 homes listed on the MLS® System in November with 1,261 sales for a sales-to-listing ratio of 67%. The total value of residential sales in November was \$402 million and total available inventory was 5,226 homes which is a typical four month supply. Homes sold on average in 48 days which is up one from last month but much brighter than the 63 days it took to sell a home in November 2008.

“The market remains rock steady,” said Ponde. “Prices vary from month to month within a small range and with a slow gradual upward trend. Buyers have confidence in this market and REALTORS® are prepared to match their needs with the perfect housing option.”

-30-

\* 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 Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at [www.REALTOR.ca](http://www.REALTOR.ca) and [www.ereb.com](http://www.ereb.com), as well as in the Real Estate Weekly and on their web site at [www.rewedmonton.ca](http://www.rewedmonton.ca). REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation. Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

Review these statistics and more at [www.ereb.com](http://www.ereb.com).

### Highlights of MLS<sup>®</sup> System activity

<b>November 2009 activity</b>	<b>Record for the month*</b>	<b>% change from same month in 2008</b>
Total MLS <sup>®</sup> System sales this month	<b>1,421</b>	<b>42.5%</b>
Value of total MLS <sup>®</sup> System sales - month	<b>\$461 million</b>	<b>44.7%</b>
Value of total MLS <sup>®</sup> System sales - year	<b>\$6.64 billion</b>	<b>3.76%</b>
Residential <sup>1</sup> sales this month	<b>1,261</b>	<b>41.5%</b>
Residential average price	<b>\$318,482</b>	<b>-0.03%</b>
SFD <sup>2</sup> average selling price - month	<b>\$368,018</b>	<b>1.45%</b>
SFD median <sup>3</sup> selling price	<b>\$350,000</b>	<b>3.85%</b>
Condo average selling price	<b>\$231,684</b>	<b>0.07%</b>

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

<sup>2</sup> Single Family Dwelling

<sup>3</sup> The middle figure in a list of all sales prices



**For release: January 5, 2010**

**Contact:** Charlie Ponde, REALTOR®, 2009 President, 780-460-8558  
Ron Hutchinson, C.A.E., Executive V.P., 780-453-9340  
Jon Hall, C.A.E., Marketing Manager, 780-453-9323

## December Results Create Positive Year-end

**Edmonton, January 5, 2010:** Residential sales through the Edmonton Multiple Listing Service® were at the second highest level ever for December (after a record number of sales in 2006 of 1,074). Sales of single family homes, condominiums, duplexes and other residential property totalled 948 units for the month. Total sales of all types of real estate for December was 1,066, also a second place finish for monthly sales.

The price of residential property remained stable in December with single family homes dropping just one third of a percent and condos increasing 5.4% to reverse the 2.5% drop in November. An average\* priced single family property in the Edmonton area sold for \$366,761 in December; down from \$368,018 in November. The average price for a condo was \$244,174; up from \$231,684 the previous month. The all-residential average price at the end of December was \$319,201.

“Strong year-end sales put a crown on a year that started slow but ended big,” said Charlie Ponde, president of the REALTORS® Association of Edmonton. “We entered 2009 with a global recession at our backs and a real estate meltdown to the south. However consumer confidence in Alberta started to return in the second quarter and the real estate market in Edmonton was the first place in the country to show signs of the recovery.”

There were 19,139 residential sales in 2009 with record setting sales in June and July after the slowest start since 1996. From September to December residential sales were just below record sales set in 2006.

Throughout the year the average single family sale prices varied from a low of \$347,000 in February to \$373,000 in July; a \$26,000 or 7.5% spread. The average year-to-date value was \$364,032. Condo prices varied within a 9% range from \$227,000 in February to \$247,000 in June. The average year-to-date price was \$240,322.

There were 1,118 homes listed in December resulting in a sales-to-listing ratio of 85%. The average days-on-market was 50 days and total residential sales were valued at \$302 million for the month. Overall, the MLS® System had total sales of all types of property of just under \$7 billion in 2009 as compared to \$6.6 billion in 2008.

“We predicted residential sales of 15,550 this year and exceeded it in early October,” said Ponde. “We anticipated that single family prices would end the year at \$352,000 and condos would be at \$222,500. We are pleased that the year ended up better than we had anticipated and look forward to the stable market continuing into the next decade.”

\* 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 Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at [www.REALTOR.ca](http://www.REALTOR.ca) and [www.ereb.com](http://www.ereb.com), as well as in the Real Estate Weekly and on their web site at [www.rewedmonton.ca](http://www.rewedmonton.ca). REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation. Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

Review these statistics and more at [www.ereb.com](http://www.ereb.com).

## Highlights of MLS® System activity

<i>December 2009 activity</i>	<i>Record for the month*</i>	<i>% change from same month in 2008</i>
Total MLS® System sales this month	<b>1,066</b>	<b>53.8%</b>
Value of total MLS® System sales - month	<b>\$341 million</b>	<b>57.3%</b>
Value of total MLS® System sales - year	<b>\$6.98 billion</b>	<b>5.52%</b>
Residential <sup>1</sup> sales this month	<b>948</b>	<b>55.9%</b>
Residential average price	<b>\$319,201</b>	<b>2.65%</b>
SFD <sup>2</sup> average selling price - month	<b>\$366,761</b>	<b>4.23%</b>
SFD median <sup>3</sup> selling price	<b>\$351,350</b>	<b>6.47%</b>
Condo average selling price	<b>\$244,174</b>	<b>4.22%</b>

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

<sup>2</sup> Single Family Dwelling

<sup>3</sup> The middle figure in a list of all sales prices