

MARKET REPORT

SCHMIDT REALTY GROUP | FEBRUARY 2009 ISSUE



What's happening in *your* neighbourhood?

Real estate varies dramatically by area of the city and by neighbourhood within each area. It's important to look at the Median Sales Price as well as the Average Sales Price to get an accurate idea of what homes are selling for. The Average represents an average amount calculated from all home sales, while the Median represents an actual sales amount for one property. Half the homes sold for *more* than this amount and half sold for *less*. The chart below illustrates that the Median is most often below the average, indicating that the Average sales price may not be the most accurate representation of what actual homes are selling for!

	AVERAGE SALES PRICE	MEDIAN SALES PRICE	COMPARISON
Northwest	\$292,393	\$261,000	-11%
North Central	\$329,382	\$323,500	-2%
Northeast	\$259,388	\$255,000	-2%
Central	\$263,100	\$239,900	-9%
West	\$409,990	\$356,500	-13%
Southwest	\$433,037	\$385,000	-11%
Southeast	\$324,190	\$314,000	-3%
St Albert	\$384,709	\$355,500	-8%
Sherwood Park	\$375,954	\$379,400	1%
Leduc	\$306,876	\$282,500	-8%
Spruce Grove	\$350,150	\$350,000	0%
Stony Plain	\$348,741	\$346,000	-1%
Morinville	\$297,666	\$325,000	9%
Ft Saskatchewan	\$352,184	\$337,000	-4%
OVERALL	\$347,309	\$335,000	-4%

For a FREE analysis of your neighbourhood, just email us at Schmidt@WeSellEdmonton.com or visit www.WeSellEdmonton.com and click on **SELLERS** to obtain a FREE online evaluation.

ANSWERS

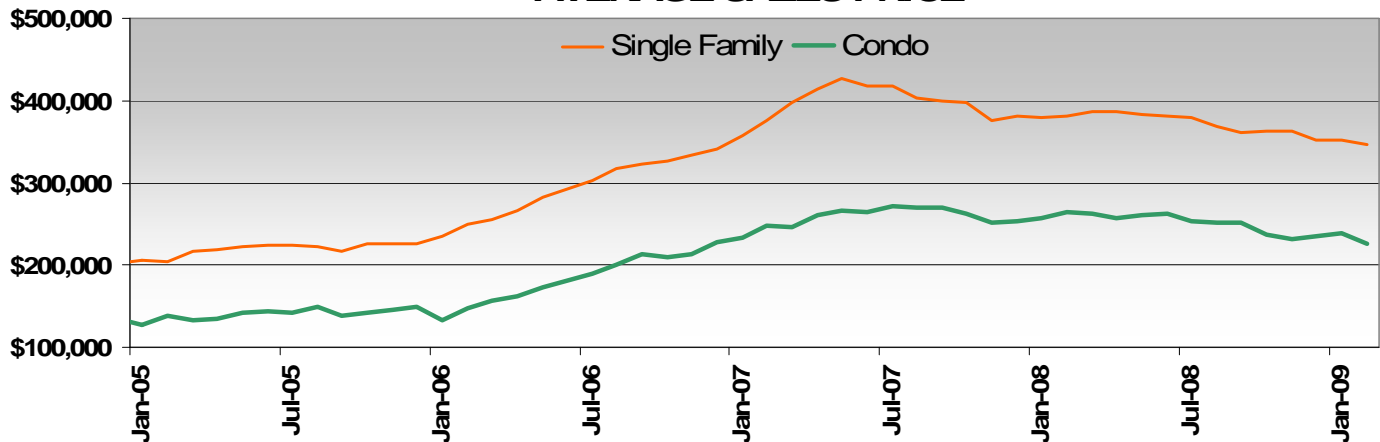
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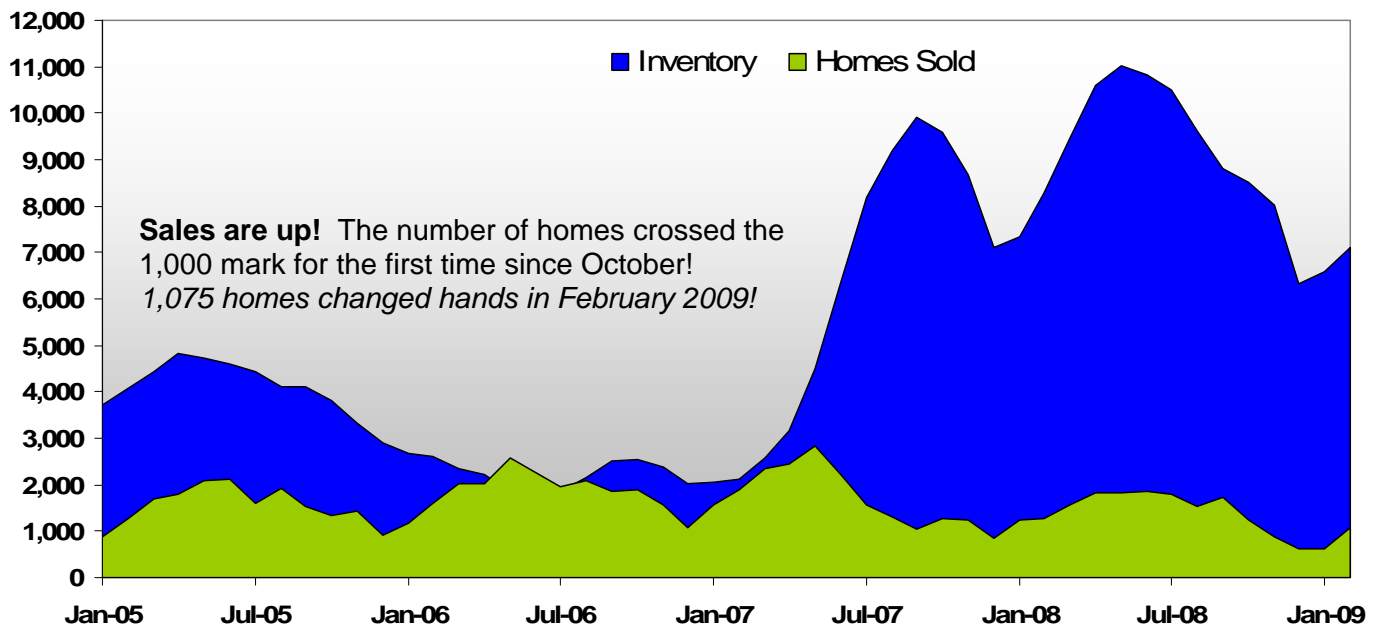
4736 – 99 street Edmonton

AVERAGE SALES PRICE



Are prices reaching bottom?
Only history will tell us for sure,
 but buying now may prove to be a very smart decision!

HOMES FOR SALE vs HOMES SOLD



Visit www.WeSellEdmonton.com
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