

DAILY ECONOMIC COMMENT

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Edmonton Home Sales Break Record in July

Maybe it was the blazing hot summer sun, or maybe it was low interest rates. But whatever the reason, something set a spark in Edmonton's real estate market last month. Residential properties are really starting to move.

In July, there were 2,277 sales of existing homes in the Edmonton region, breaking the record for most sales ever in that month. Sales of existing homes in Edmonton set a record in June as well.

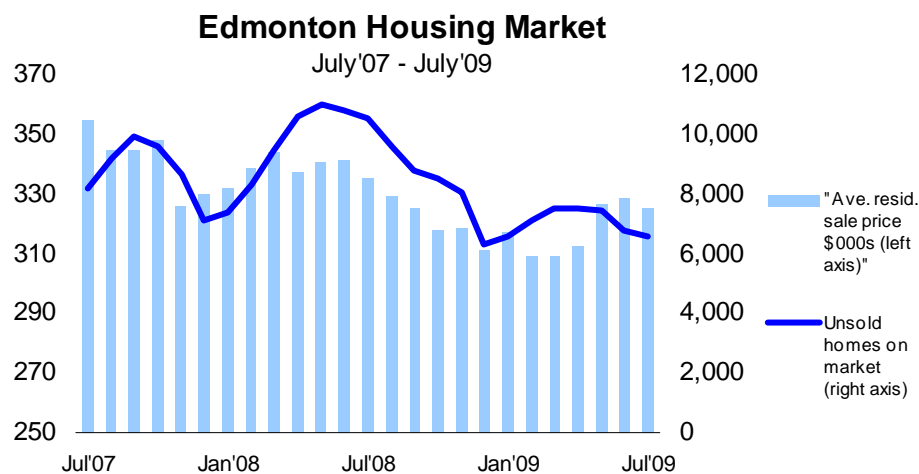
But the heated pace of home sales has not done much to drive up prices – something that works distinctly in favour of buyers. The average price of a residential property sold in the Edmonton region last month was \$324,847 – down marginally from June and off 3.1% from July of last year.

Single-family dwellings sold on average for \$372,741 (down 1.7% from last year), and condos sold for \$244,265 (-3.8%).

The inventory of unsold homes on the market in the city stood at 6,592 at the end of July (see graph).

"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 in a press release. *"Attractive mortgage rates and consumer confidence are powering the local market and sellers are being realistic about their pricing."*

Reasonably strong wage gains and a sense that the worst of this recession is over may have contributed to rising homebuyer confidence.



Source: Realtors Association of Edmonton, August 3, 2009

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Where there's a way