

MARKET REPORT

JANUARY 2010 RESULTS | PUBLISHED FEB 6 2010

**What does the picture look like
for this year's housing market?**

So far so good!

	January 2010 activity	% change from January 2009
Total MLS® System sales this month	990	24.20%
Value of total MLS® System sales - month	\$315 million	18.70%
Value of total MLS® System sales - year	\$315 million	18.70%
Residential ¹ sales this month	884	21.10%
Residential average price	\$314,783	-1.40%
SFD ² average selling price - month	\$367,747	4.20%
SFD median ³ selling price	\$356,000	1.30%
Condo average selling price	\$239,006	0.10%

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

². Single Family Dwelling

³. The middle figure in a list of all sales prices

* Average prices indicate market trends only. They do not reflect actual prices, which may vary.

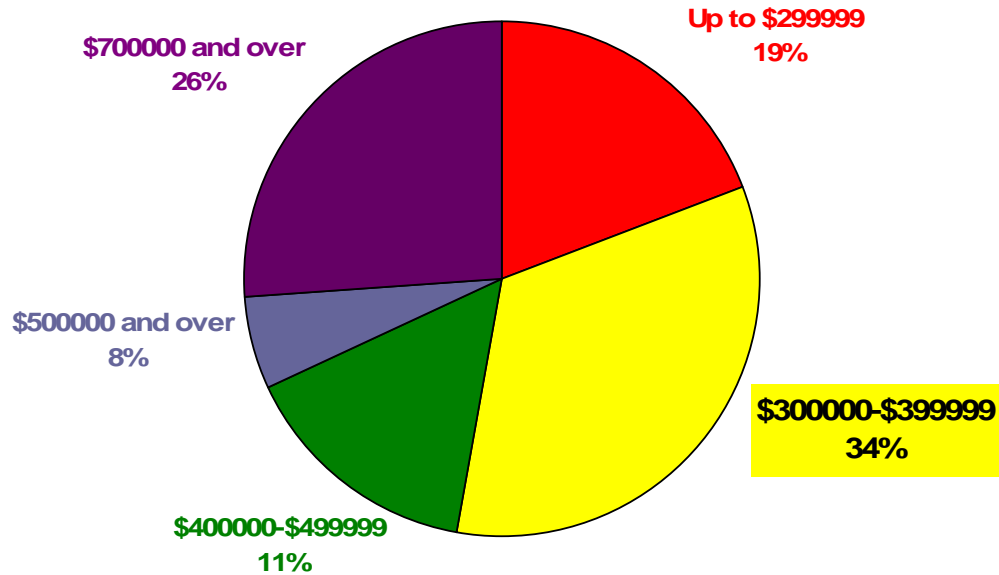
All indicators are up other than the actual residential single family sales price which dipped a mere 1.4%. And that can simply be due to the law of averages. In other words if more homes happened to sell in the lower price range this January vs January 2009, the average would be reported as having dropped. Kathy Schmidt, Broker Owner of Schmidt Realty Group Inc.

“There will be month-to-month fluctuations in prices for all types of properties,” said Larry Westergard, president of the REALTORS® Association of Edmonton. **“We expect that the local market will continue to be robust and prices will trend upwards through the year.”** **“While the low prices may have motivated some buyers, the continuing low interest rates are probably a bigger factor for first time and repeat buyers,”** said Westergard. “The inventory increase shows that current owners are poised to enter the market and to offer their homes for sale. Buyers and sellers should consult their REALTOR® to work out an appropriate strategy for their situation.”

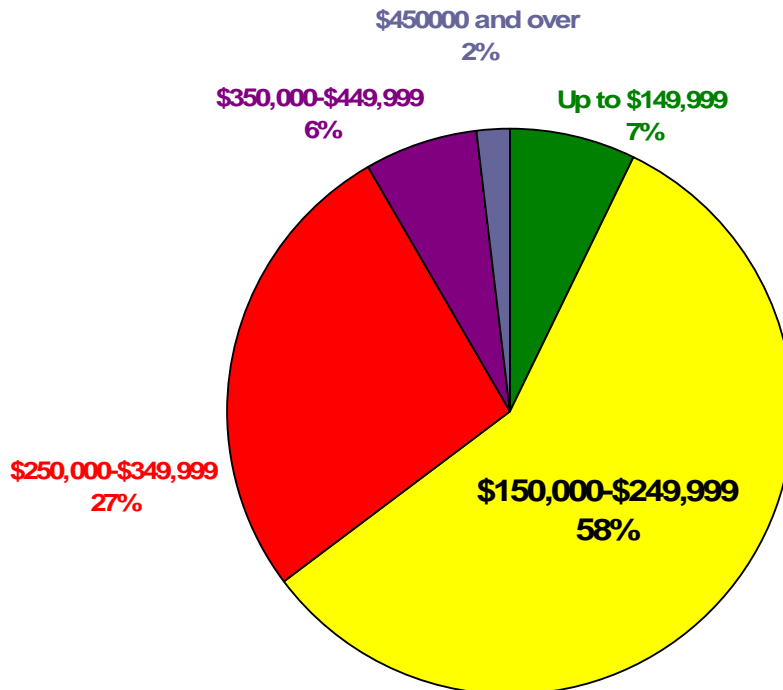
*Source: REALTOR Association of Edmonton Press Release February 4 2010

Activity by Price Range

Single Family Sales by Price Range January 2010



Condo Sales by Price Range January 2010



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