

MARKET REPORT

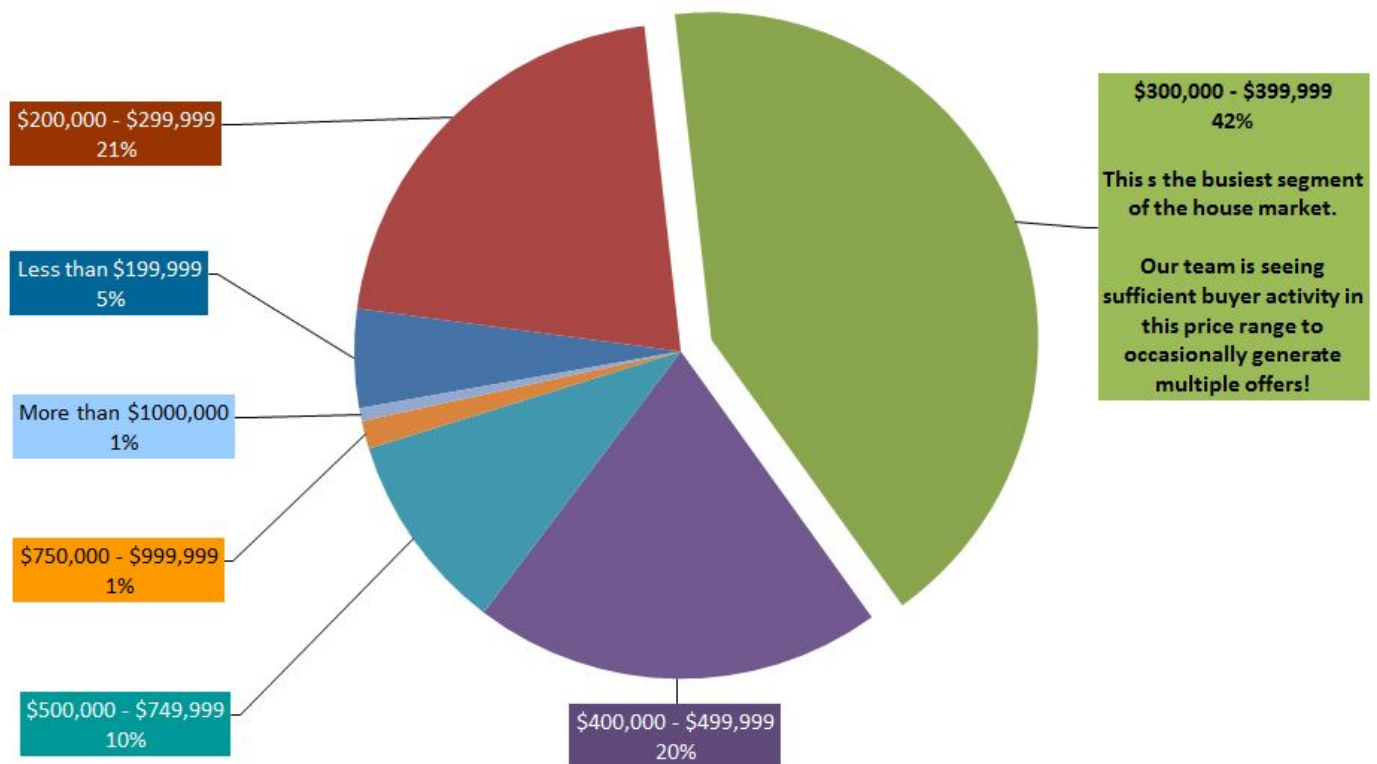
JULY 2011 RESULTS | PUBLISHED AUG 5, 2011



Real estate is a very location sensitive product.

Don Campbell of the Real Estate Investment Network (REIN) has said that “there is no Canadian real estate market”. This is so true! Every region in our country has such a different economy, and within each city the real estate market can vary dramatically by neighbourhood and the activity in each price range can also be significantly different. Talk to a real estate professional in order to gain an accurate understanding of the market activity in the neighbourhood where you are seeking to purchase or sell.

**SINGLE FAMILY HOME SALES BY PRICE RANGE
2011 YEAR TO DATE**



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Edmonton, August 3, 2011: According to the REALTORS® Association of Edmonton, the average price of housing increased through July as compared to the previous month. The all-residential average price increased 1.1% to \$334,054; up from \$330,298 in June. Single family home prices increased 1.3% while condo prices rose 4.3% during the month.

Residential sales in July were 1,441, up 3.6% compared to the same time last year. Residential listing activity dropped slightly in July to 3,038 units; down 210 units from June but up 193 units from the same time last year. The inventory of homes on the Multiple Listing Service® is quickly approaching par from last year at 8,421 properties available as of July 31.

“Our local housing market is quite healthy with affordable prices, a good inventory and strong sales,” said RAE President Chris Mooney.

“The selection of properties on the market for buyers is excellent. With employment opportunities popping up throughout the region and interest rates being very attractive, now is a good time to purchase a property in Edmonton.”

The average* price of a single family detached home in July was \$384,656 with a median price of \$360,000. Condo average price was \$244,225 with a median of \$223,000

“The increase in housing prices is on track with our January forecast and as we move into fall, we don't see prices increasing substantially,” said Mooney.

July 2011 activity		% change from August 2010
Total MLS® System sales this month	1,604	1.78%
Residential average price	\$334,054	1.14%
SFD ² average selling price - month	\$384,656	1.32%

4736 . 99 Street **www.WeSellEdmonton.com** 780-437-2030

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