

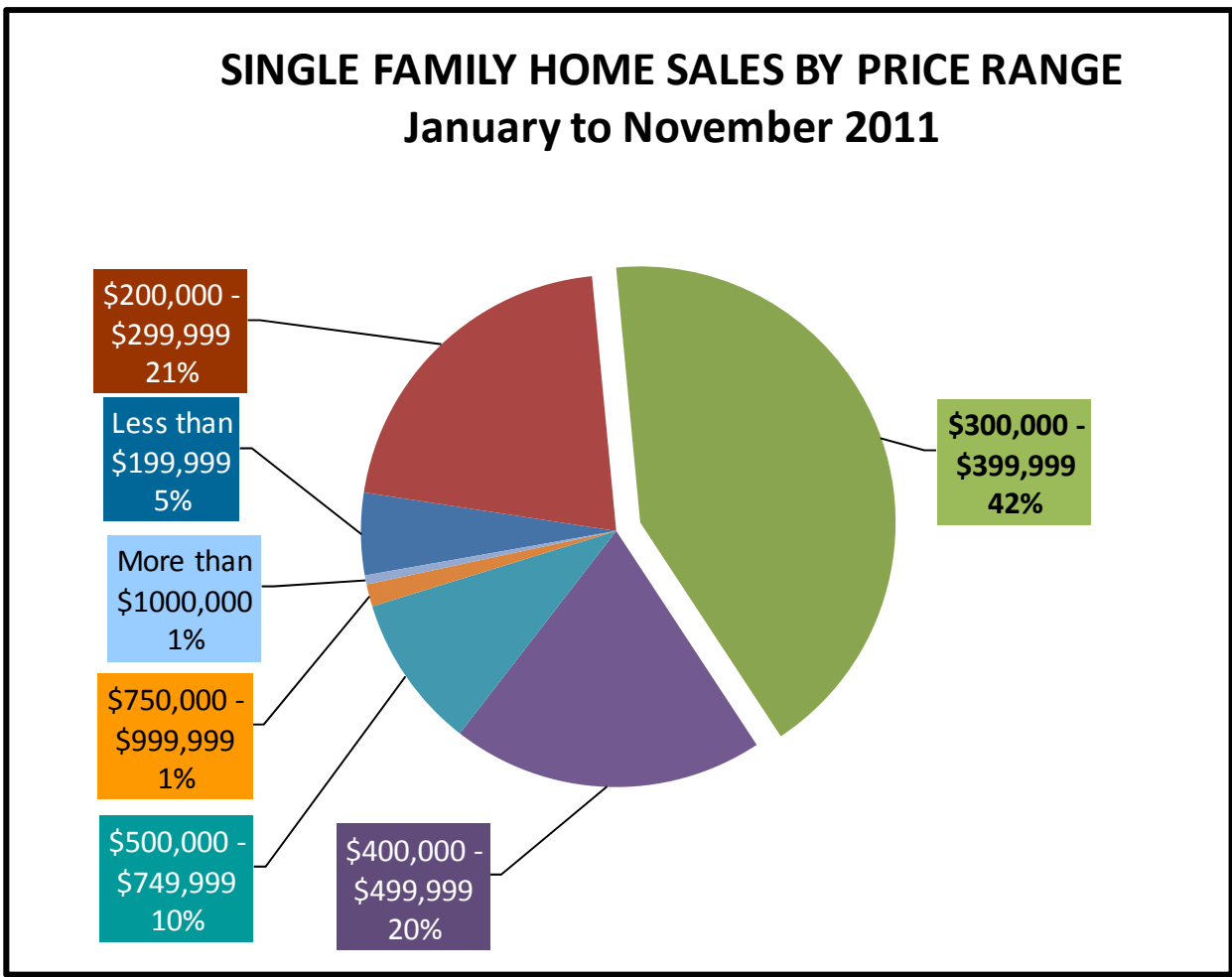
MARKET REPORT

NOVEMBER 2011 RESULTS | PUBLISHED DEC 5 2011



Market Activity is healthy ...

And 2012 is forecast to be even stronger!



\$300,000 - \$399,999 is the busiest segment of the market with 42% of all activity happening in this price range! Our team is seeing sufficient buyer activity in this price range to occasionally generate multiple offers!

It's going to be a very Merry Christmas
for many buyers who get their wish for a new home!

Stable Market with Few Surprises!

There were no surprises in the month-end Multiple Listing Service® sales figures for the month of November released by the REALTORS® Association of Edmonton. The all-residential average* sales price of \$321,135 was up less than one percent from last month and last November. Single family detached homes sold on average for \$365,734 which is marginally higher than last November and last month. Condominium average price (\$227,901) was up 2.3% month-over-month (from \$222,778) but down 0.6% from a year ago (from \$229,337).

“Prices will vary from neighbourhood to neighbourhood and from property to property,” said REALTORS® Association of Edmonton President Chris Mooney. “But generally your home would have sold last month for about the same amount as it did last year. There was a slight decrease in sales activity compared to last year but listings also decreased reducing the inventory to the level it was at in February.”

“I almost think that the market is resting after the maelstrom that has occurred in the past five years,” said Mooney. ***“Compared to other national and global markets this part of the world is a safe haven with stability right now and great prospects in the very near future.”***

November activity	Record for the month*	% change from November 2010
Total MLS® System sales this month	1,236	-5.80%
Value of total MLS® System sales - month	\$419 million	-1.60%
Value of total MLS® System sales - year	\$5.95 billion	2.00%
Residential ¹ sales this month	\$348 million	-8.20%
Residential average price	\$321,135	0.02%
SFD ² average selling price - month	\$365,734	0.21%
SFD median ³ selling price	\$348,000	-0.57%
Condo average selling price	\$227,901	-0.63%

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 changes for a particular property, which may vary from house to house and area to area. Prior period figures have been adjusted to include late reported sales and cancellations and therefore reflect a more accurate view of the period than previously reported at month end.

Source: Realtor Association of Edmonton

