



# Focus on Real Estate



Jamie Savage

## 2011 Edmonton real estate market provides stable and healthy base for 2012

The REALTORS® Association of Edmonton reported that the all-residential average price for real estate sales through the Multiple Listing Service® (MLS®) in December was up 1.7% (\$316,415) from a year ago. The average price of a single family detached home was also up 2.0% to \$364,803 from December 2010. Relative to last December housing prices were up overall as well. As typical for December when sales usually fall off, month over month sales were down 27% and prices dipped 1.5% as compared to the November figures. "With economic uncertainty impacting Europe and depressed housing markets in parts of the United States, it is a relief to report on the stability and health of the local real estate market," said REALTORS® Association of Edmonton President (2011) Chris Mooney. "With prices and sales varying within a small range there is a solid base going forward into the 2012 market."

The all-residential average price for the entire year was \$325,457 as compared to \$329,019 in 2010. There were 10,962 SFD sales (up 5.5%) in 2011 and 4,638 (down 0.4%) condo sales. Total residential sales were 16,893 units (up 3.8%) on listings of 30,906 units (down 2.0%). Total MLS® sales (including residential, rural, recreational and commercial properties) were valued at \$6.29 billion and represented 39,350 listings and 18,986 sales transactions.

Here are the stats for Dec, 2011:

### Highlights of MLS® activity

Dec 2011 activity	Record for the month*	% Change from Dec, 2010	
Residential <sup>1</sup> sales this month	949	2.8	1. Residential includes SFD, condos and duplex/row houses.
Residential average price	\$316,415	1.7	
SFD <sup>2</sup> avg selling price - month	\$364,803	2.0	
Duplex/Row House avg selling	\$282,620	-9.7	2. Single Family Dwelling (Houses)
Condo average selling price	\$227,679	0.9	
Total Residential Inventory	5,316	-7.1	* Average prices indicate market trends only. They do not reflect actual prices, which may vary.

780-718-8058

[www.jamiesavage.ca](http://www.jamiesavage.ca)



B: (780) 458-8300

F: (780) 458-6619

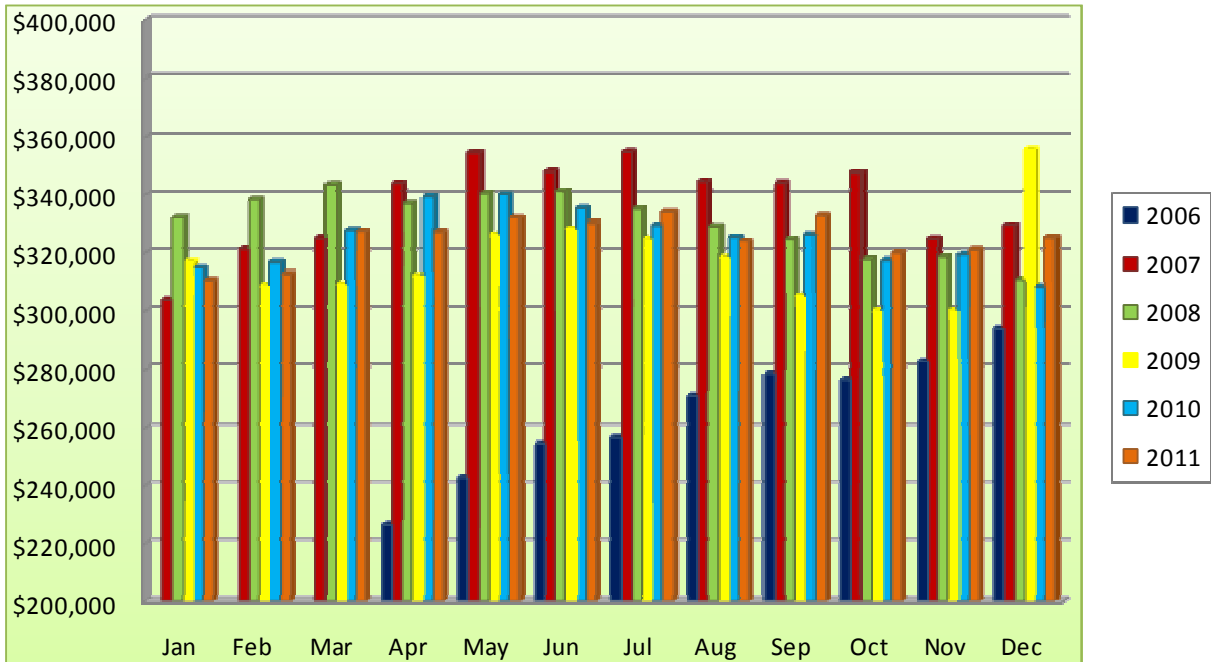
E-Mail: [jamie@jamiesavage.ca](mailto:jamie@jamiesavage.ca)



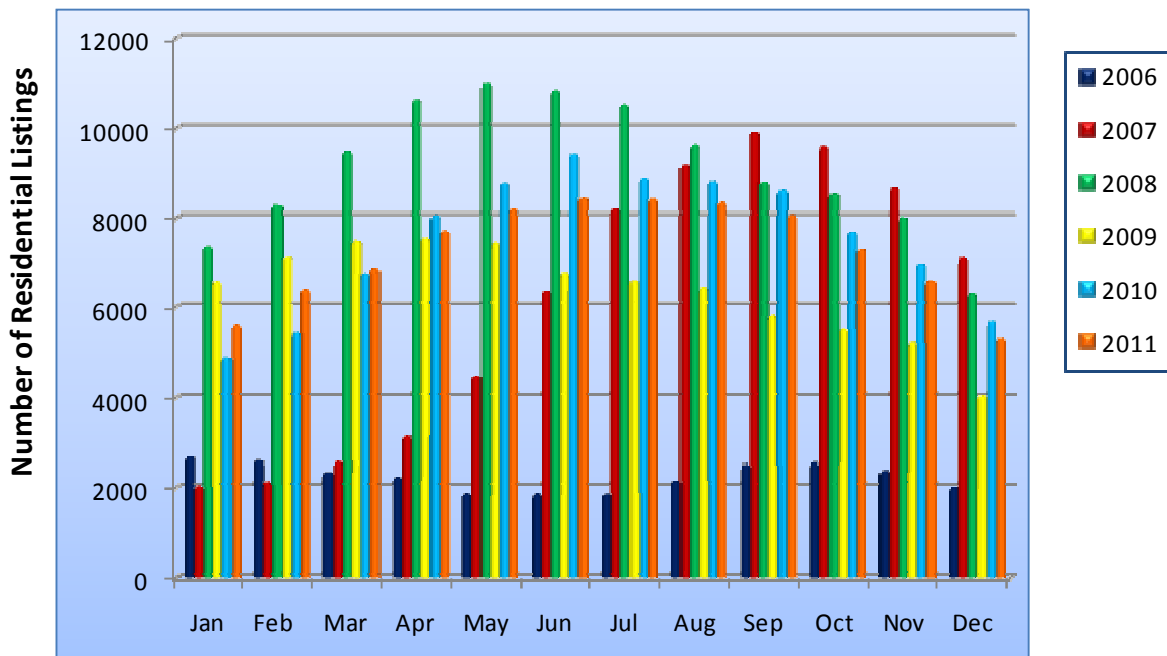
Real Estate

Independently Owned and Operated

### Average Residential Selling Price



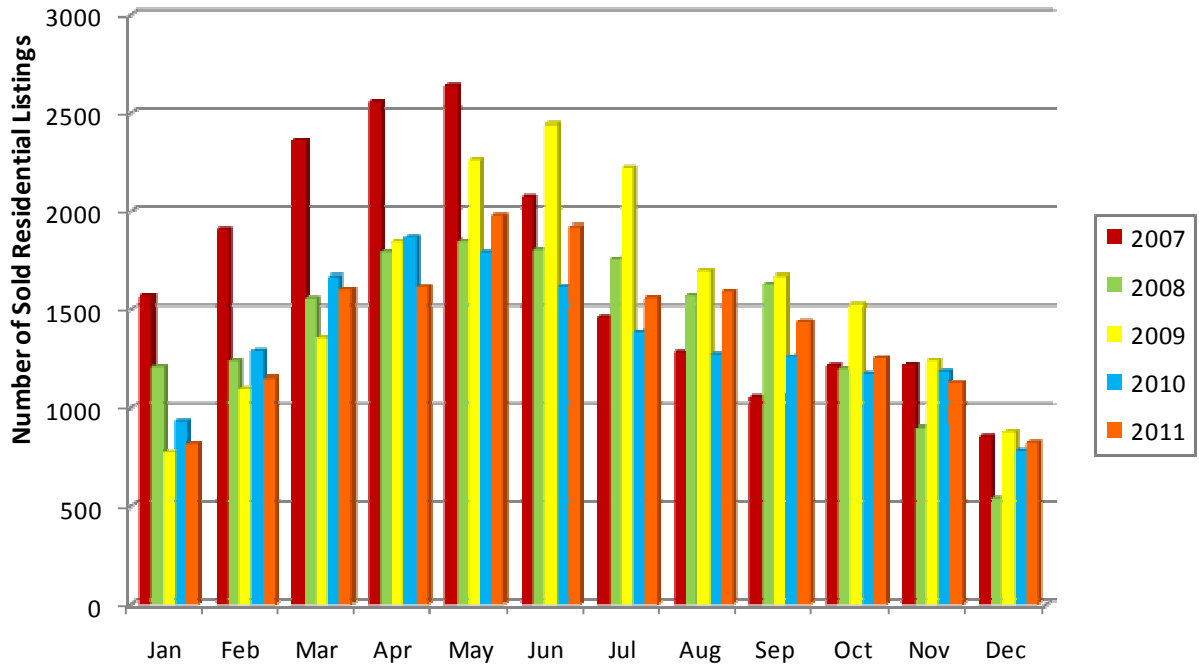
### End of Month Inventory



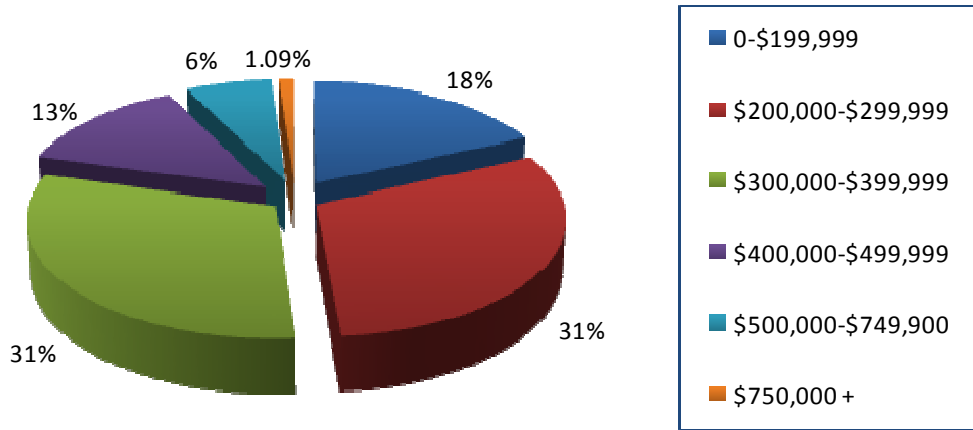
\*\* Information herein deemed reliable but not guaranteed. All statistics are derived from the Realtors Association of Edmonton



### Monthly Sales Volumes



### Residential Sold Price Range - Dec



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