

## MARKET SUMMARY: Edmonton Metropolitan Area

	Current Month: July			YTD: July		
	2010	2009	% ch	2010	2009	% ch
<b>RESALE MARKET</b>						
<b>MLS Sales</b>						
Single-family	830	1,391	-40.3%	6,644	7,867	-15.5%
Condo	353	674	-47.6%	3,020	3,323	-9.1%
Res other	111	158	-29.7%	828	833	-0.6%
All Types	1,294	2,223	-41.8%	10,492	12,023	-12.7%
<b>MLS Average Price</b>						
Single-family	378,979	373,294	1.5%	383,724	362,528	5.8%
Condo	240,371	243,869	-1.4%	245,336	240,294	2.1%
All Types	329,734	324,489	1.6%	333,491	320,187	4.2%
<b>MLS New Listings</b>						
Single-family	1,826	1,861	-1.9%	13,702	12,156	12.7%
Condo	867	880	-1.5%	6,780	6,252	8.4%
All Types	2,955	3,060	-3.4%	22,505	20,402	10.3%
<b>MLS Res. Active Listings</b>	8,892	6,592	34.9%			
<b>S/L Ratio</b>	14.6%	33.7%				
MLS Active Listings - Singles	5,220	3,520	48.3%			
S/L Ratio	15.9%	39.5%				
MLS Active Listings - Condos	2,702	2,132	26.7%			
S/L Ratio	13.1%	31.6%				
<b>Days On Market (Average)</b>	51	47	8.5%			
<b>NEW MARKET</b>						
<b>Starts</b>						
Single-family	610	273	123.4%	3,799	1,390	173.3%
Semi-detached	116	106	9.4%	876	414	111.6%
Row & Apartment	223	72	209.7%	1,653	559	195.7%
Sub-total multi-family	339	178	90.4%	2,529	973	159.9%
Total	949	451	110.4%	6,328	2,363	167.8%
<b>Complete &amp; unoccupied</b>						
Single-family	383	598	-36.0%			
Multiple	1,020	912	11.8%			
Total	1,403	1,510	-7.1%			
<b>Underconstruction</b>						
Single-family	4,139	1,873	121.0%			
Multiple	4,977	6,353	-21.7%			
Total	9,116	8,226	10.8%			
<b>Absorptions</b>						
Single-family	505	312	61.9%	2,725	2,140	27.3%
Multiple	246	502	-51.0%	2,317	2,573	-9.9%
Total	751	814	-7.7%	5,042	4,713	7.0%
<b>Price</b>						
Single-family	521,290	534,240	-2.4%	482,985	555,832	-13.1%
Single-family (median)	449,850	474,900	-5.3%			