

MARKET REPORT

SEPTEMBER 2009 RESULTS | PUBLISHED OCTOBER 13, 2009



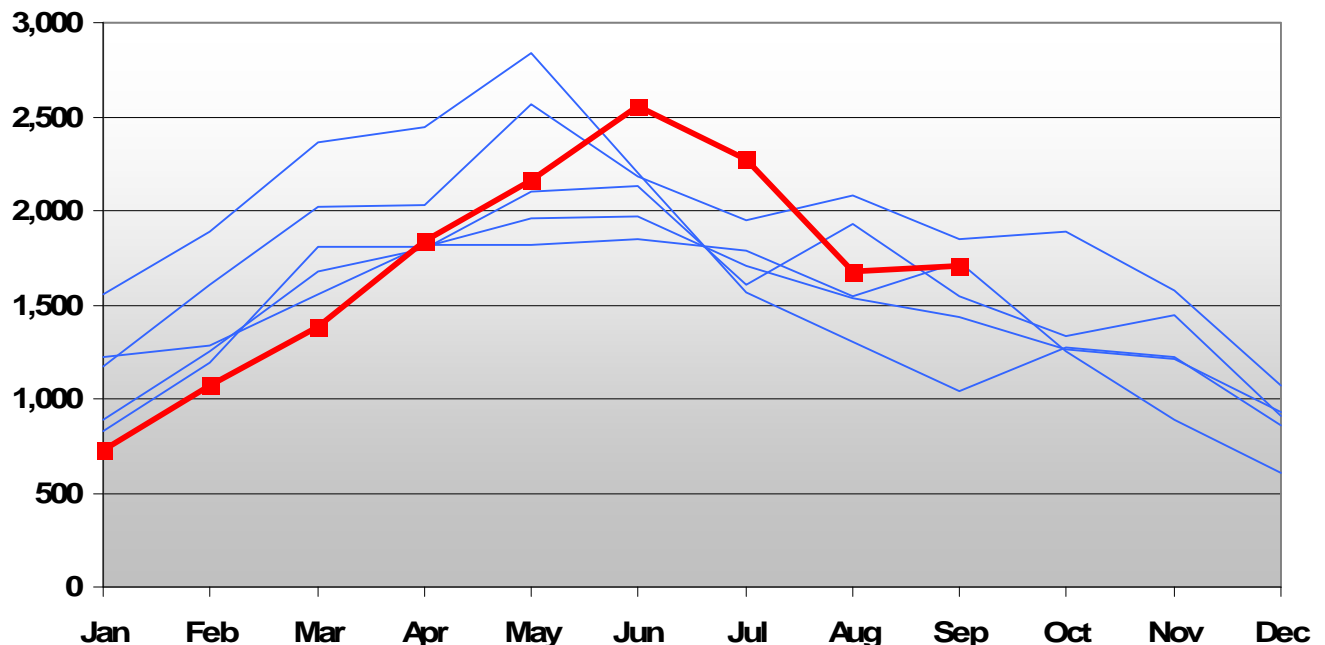
How does 2009 stack up so far

The simple answer is “surprisingly well”! Take a look at the chart below to compare the sales activity in the last six years. The numbers in red indicate the months in 2009 where sales levels have ranked first, second or third in the last six years. The highlighted months (June and July 2009) were the highest for that month out of all six years. In other words, six out of the last nine months compare extremely favorably to recent years, with some records being broken!

MONTHLY RESIDENTIAL SALES HISTORY

	2004	2005	2006	2007	2008	2009
Jan	829	886	1,175	1,554	1,227	730
Feb	1,195	1,257	1,605	1,886	1,287	1,075
Mar	1,806	1,680	2,016	2,359	1,557	1,380
Apr	1,805	1,802	2,026	2,441	1,823	1,843
May	1,961	2,098	2,565	2,839	1,821	2,161
Jun	1,974	2,134	2,183	2,203	1,852	2,552
Jul	1,707	1,610	1,953	1,565	1,784	2,277
Aug	1,534	1,934	2,079	1,299	1,541	1,673
Sep	1,438	1,547	1,844	1,042	1,729	1,704
Oct	1,263	1,333	1,890	1,276	1,251	
Nov	1,214	1,445	1,574	1,223	891	
Dec	926	908	1,074	857	608	

For those of you who prefer a graph, the red line represents 2009 monthly sales, while the blue lines represent the years 2004 through 2008.

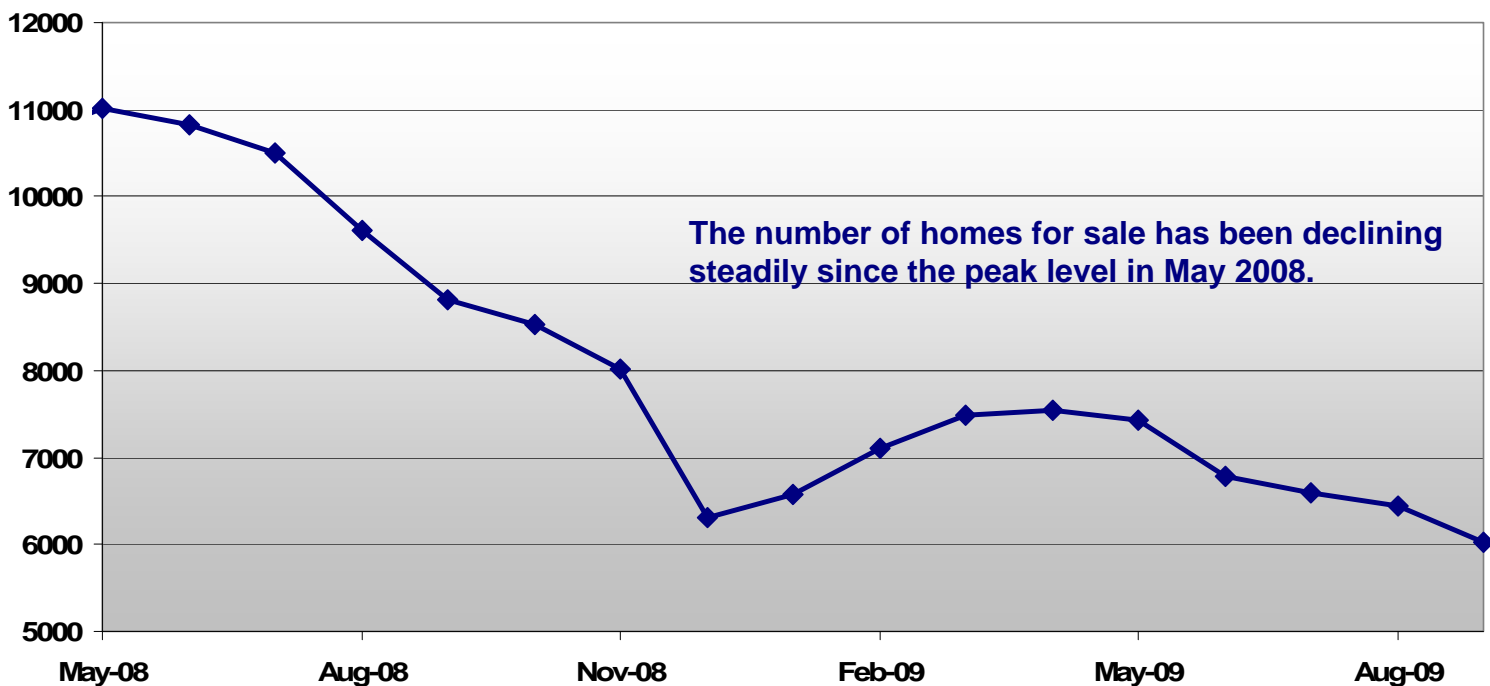


Resale housing prices bounce back up...

- ✓ Although sales were not at record levels in September, they compared favorably with sales levels last year and settled in for the **third best September ever**.
- ✓ “We have experienced strong sales through the third quarter,” said Charlie Ponde, president of the REALTORS Association of Edmonton. “The last three months have had **strong buyer demand** and year-to-date sales are up 5.3% over the same period last year.”
- ✓ The average price of a single family dwelling was \$371,947 and condos were priced on average at \$245,546 (both up 1.4% over August prices.) **Single family prices are up over \$20,000 from where they were on New Years Day.**
- ✓ **Inventory dropped to 6,032 from 6,445 units** last month but there is still almost four months of inventory at present sales volumes.
- ✓ “Homes are selling slightly faster than last month and much faster than last year at this time,” said Ponde. “I expect that sales in this market will show continued strength through the fall and early winter.” **The average days-on-market was 44 in September**, down four days from August.

Source: Realtor Association of Edmonton Press Release Oct 5, 2009

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