

# MARKET REPORT

AUGUST 2009 RESULTS | PUBLISHED SEP 04 2009



## Wondering what *your* home is worth?

Real estate varies dramatically by area of the city and by neighbourhood within each area. Buyers who are open to less “discovered” neighbourhoods might find themselves getting a lot more for their dollar. Similarly, paying a bit more for your home to be in the neighbourhood you love most might be worth it! It all comes down to making an informed choice. That’s where your friends at SCHMIDT REALTY GROUP come in. Call us to find out what your current home is worth and what to expect to pay in your new neighbourhood if you make a move! If you’re making a move up to your next home, now is a great time. Even though your current home may be worth a bit less than it was last year, the larger home you need will now be an even better value. You can actually get the home you want *and* save money!

### NOTE:

The Median price for any one month is interesting but it’s even more important to understand the trends.

Before making any decisions about *your* real estate investments, consult with SCHMIDT.

	AUG 2009 MEDIAN SALES PRICE	AUG 2008 MEDIAN SALES PRICE	COMPARISON
Northwest	\$285,000	\$302,000	-5.6%
North Central	\$345,000	\$342,000	+0.9%
Northeast	\$292,000	\$300,000	-2.7%
Central	\$193,000	\$242,000	-20.2%
West	\$379,000	\$375,000	+1.1%
Southwest	\$449,000	\$432,000	+3.9%
Southeast	\$340,000	\$338,950	+0.3%
St Albert	\$368,500	\$388,000	-5.0%
Sherwood Park	\$405,000	\$400,000	1.3%
Leduc	\$347,000	\$357,400	-2.9%
Spruce Grove	\$372,500	\$359,900	+3.5%
Stony Plain	\$337,000	\$348,000	-3.2%
Morinville	\$295,000	\$328,750	-10.3%
Ft Saskatchewan	\$345,000	\$349,500	-1.3%
OVERALL	<b>\$350,000</b>	<b>\$352,500</b>	<b>-0.7%</b>

# GET FREE & EASY ANSWERS

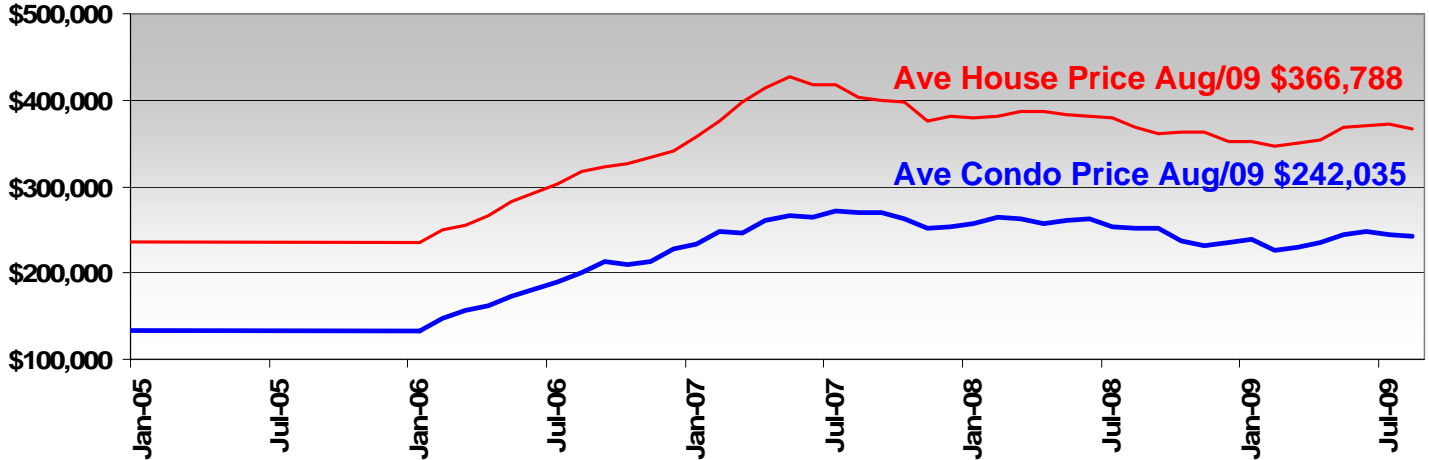
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schmidt realty group

780-437-2030

4736 – 99 street Edmonton

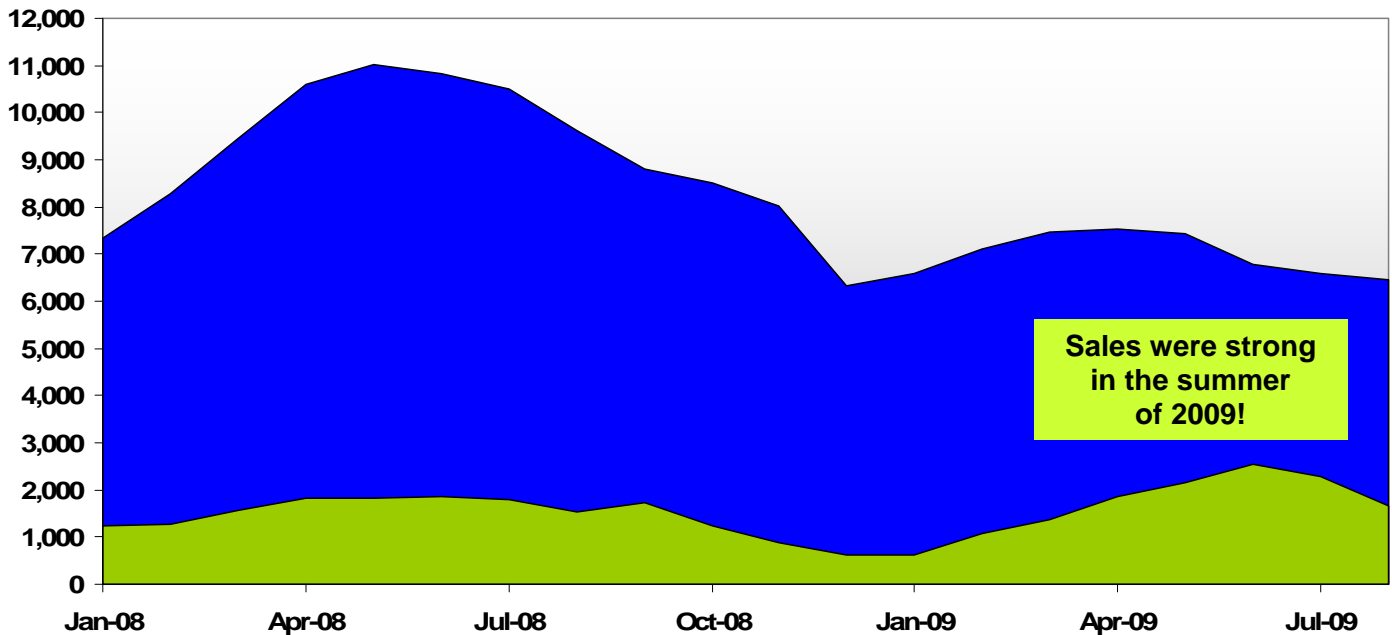
## AVERAGE SALES PRICE



**This time next year...**

**you may be wishing you'd taken advantage of today's great values!**

## HOMES FOR SALE vs HOMES SOLD



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