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**REALTORS Association of Edmonton
Monthly Activity Report**



RE/MAX ELITE



* EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

REALTORS® Association of Edmonton
Month to Date - 5 Year Activity

November 2011

	2011	2010	2009	2008	2007
Residential Month To Date					
Listings	1,800	1,817	1,833	1,975	2,468
Sales	1,084	1,181	1,238	900	1,217
Sales to Listing Ratio	60%	64%	67%	45%	49%
Sales Volume	348,110,766	379,186,647	401,270,698	287,270,495	397,621,090
Average Days on Market	59	64	50	64	51
Median Days on Market	47	51	36	50	44

Residential Year To Date					
Listings	29,879	30,068	27,992	36,094	34,543
Sales	16,015	15,449	18,138	16,590	19,361
Sales to Listing Ratio	53%	51%	64%	45%	56%
Sales Volume	5,219,901,523	5,097,833,905	5,820,857,515	5,541,538,593	6,572,439,006
Average Days on Market	54	50	53	57	29
Median Days on Market	39	36	36	44	19

Rural Month To Date					
Listings	279	250	276	300	325
Sales	97	74	115	78	118
Sales to Listing Ratio	34%	29%	41%	26%	36%
Sales Volume	39,002,180	23,964,749	44,661,050	30,079,775	45,112,694
Average Days on Market	114	84	114	116	78
Median Days on Market	83	62	69	100	70

Rural Year To Date					
Listings	5,749	5,392	5,209	5,968	5,142
Sales	1,402	1,385	1,679	1,591	2,167
Sales to Listing Ratio	24%	25%	32%	26%	42%
Sales Volume	513,696,566	482,455,582	622,690,591	613,235,904	837,583,541
Average Days on Market	102	93	96	85	70
Median Days on Market	66	64	68	64	46

Commercial Month To Date					
Listings	160	207	161	132	104
Sales	55	57	41	27	36
Sales to Listing Ratio	34%	27%	25%	20%	34%
Sales Volume	32,619,529	23,279,517	12,014,740	5,842,806	22,258,704
Average Days on Market	150	131	95	135	118
Median Days on Market	127	89	81	115	86

Commercial Year To Date					
Listings	2,421	2,349	2,153	1,550	1,549
Sales	564	577	439	340	452
Sales to Listing Ratio	23%	24%	20%	21%	29%
Sales Volume	223,717,592	258,380,552	175,552,884	155,417,132	318,168,915
Average Days on Market	86	84	111	143	107
Median Days on Market	88	81	76	90	85

MLS® System Month To Date					
Listings	2,239	2,274	2,270	2,407	2,897
Sales	1,236	1,312	1,394	1,005	1,371
Sales Volume	419,732,475	426,430,913	457,946,488	323,193,076	464,992,488

MLS® System Year To Date					
Listings	38,050	38,986	36,416	45,087	42,873
Sales	17,981	17,411	20,256	18,521	21,980
Sales Volume	5,957,315,681	5,838,670,039	6,619,100,990	6,310,191,629	7,728,191,462

REALTORS® Association of Edmonton
5 year Residential Sales Activity

November 2011

	2011	2010	2009	2008	2007
Single Family					
Listings / YTD	1,052 / 18,861	1,104 / 18,460	1,040 / 16,739	1,188 / 21,910	1,469 / 19,846
Sales / YTD	724 / 10,398	779 / 9,867	786 / 11,748	591 / 10,791	744 / 11,091
Sales to Listings Ratio / YTD	68% / 55%	70% / 53%	75% / 70%	49% / 49%	50% / 55%
Sales Volume	264,791,559	284,316,906	292,311,911	215,902,044	281,182,971
Sales Volume YTD	3,884,203,944	3,734,019,461	4,282,973,161	4,071,801,377	4,463,641,745
Average Sales Price	365,734	364,977	371,898	365,316	377,934
Average Sale Price YTD	373,553	378,435	364,570	377,333	402,456
Median Sale Price	348,000	350,000	353,900	338,500	359,900
Median Sale Price YTD	355,000	358,000	345,000	360,000	385,000
Average Days on Market / YTD	56 / 52	64 / 47	48 / 50	63 / 56	51 / 30
Median Days on Market / YTD	45 / 37	51 / 34	33 / 33	51 / 43	44 / 21
Condominium					
Listings / YTD	573 / 8,399	522 / 8,971	603 / 8,634	615 / 11,352	795 / 11,972
Sales / YTD	264 / 4,388	324 / 4,415	362 / 5,120	248 / 4,703	378 / 6,721
Sales to Listings Ratio / YTD	46% / 52%	62% / 49%	60% / 59%	40% / 41%	47% / 56%
Sales Volume	60,165,838	74,305,221	85,667,959	56,685,167	95,630,569
Sales Volume YTD	1,024,808,703	1,067,590,700	1,230,583,520	1,196,818,064	1,738,041,014
Average Sales Price	227,901	229,337	236,652	228,569	252,991
Average Sale Price YTD	233,548	241,810	240,348	254,480	258,599
Median Sale Price	219,900	218,000	220,000	216,000	241,900
Median Sale Price YTD	221,000	227,500	226,000	242,000	251,000
Average Days on Market / YTD	63 / 58	62 / 52	53 / 57	65 / 58	52 / 25
Median Days on Market / YTD	51 / 43	49 / 39	40 / 41	46 / 46	46 / 17
Duplex/Rowhouse					
Listings / YTD	86 / 1,468	87 / 1,417	97 / 1,308	81 / 1,442	118 / 1,417
Sales / YTD	65 / 890	57 / 792	66 / 889	38 / 713	55 / 839
Sales to Listings Ratio / YTD	75% / 60%	65% / 55%	68% / 67%	46% / 49%	46% / 59%
Sales Volume	19,999,069	18,166,430	19,011,972	11,940,734	17,165,500
Sales Volume YTD	268,407,219	251,870,619	260,431,923	224,061,608	277,088,191
Average Sales Price	307,678	318,709	288,060	314,230	312,100
Average Sale Price YTD	301,581	318,018	292,949	314,252	330,260
Median Sale Price	298,400	300,000	279,000	282,500	305,000
Median Sale Price YTD	294,000	299,000	284,000	303,000	320,000
Average Days on Market / YTD	61 / 53	59 / 48	40 / 44	51 / 54	39 / 27
Median Days on Market / YTD	53 / 38	49 / 34	25 / 32	35 / 38	26 / 18
Miscellaneous					
Listings / YTD	89 / 1,147	104 / 1,215	93 / 1,307	91 / 1,390	86 / 1,307
Sales / YTD	31 / 337	21 / 371	23 / 380	23 / 383	40 / 710
Sales to Listings Ratio / YTD	34% / 29%	20% / 30%	24% / 29%	25% / 27%	46% / 54%
Sales Volume	3,154,300	2,398,090	3,929,856	2,742,550	3,642,050
Sales Volume YTD	41,983,757	43,313,125	46,519,911	48,857,544	93,668,056
Average Sales Price	101,752	114,195	170,863	119,241	91,051
Average Sale Price YTD	124,581	116,747	122,421	127,565	131,927
Median Sale Price	89,000	97,500	115,000	110,000	70,000
Median Sale Price YTD	86,600	92,000	100,000	105,000	97,000
Average Days on Market / YTD	74 / 86	87 / 98	115 / 84	104 / 73	51 / 47
Median Days on Market / YTD	45 / 57	69 / 75	89 / 63	76 / 59	37 / 28
Total of Res Listing and Sales					
Listings / YTD	1,800 / 29,879	1,817 / 30,068	1,833 / 27,992	1,975 / 36,094	2,468 / 34,543
Sales / YTD	1,084 / 16,015	1,181 / 15,449	1,238 / 18,138	900 / 16,590	1,217 / 19,361
Sales to Listings Ratio / YTD	60% / 53%	64% / 51%	67% / 64%	45% / 45%	49% / 56%
Sales Volume	348,110,766	379,186,647	401,270,698	287,270,495	397,621,090
Sales Volume YTD	5,219,901,523	5,097,833,905	5,820,857,515	5,541,538,593	6,572,439,006
Average Sales Price	321,135	321,073	324,128	319,189	326,722
Average Sale Price YTD	325,938	329,978	320,921	334,029	339,468
Median Sale Price	310,000	310,000	306,000	300,000	315,000
Median Sale Price YTD	314,500	315,000	306,900	320,000	328,000
Average Days on Market / YTD	59 / 54	64 / 50	50 / 53	64 / 57	51 / 29
Median Days on Market / YTD	47 / 39	51 / 36	36 / 36	50 / 44	44 / 19

REALTORS® Association of Edmonton
5 year Rural Sales Activity

November 2011

	2011	2010	2009	2008	2007
Acreeage with Home					
Listings / YTD	168 / 3,477	163 / 3,050	140 / 2,821	171 / 3,158	164 / 2,699
Sales / YTD	74 / 1,001	55 / 917	87 / 1,156	61 / 1,006	76 / 1,204
Sales to Listing Ratio / YTD	44% / 28%	33% / 30%	62% / 40%	35% / 31%	46% / 44%
Sales Volume	34,140,000	21,603,049	40,103,300	26,142,400	32,970,949
Sales Volume YTD	441,097,953	394,748,862	525,492,306	482,313,499	587,111,412
Average Sales Price	461,351	392,782	460,957	428,563	433,828
Average Sales Price YTD	440,657	430,478	454,578	479,436	487,634
Median Sales Price	420,000	388,000	429,000	365,000	400,000
Median Sales Price YTD	410,000	400,000	420,000	435,000	445,000
Average Days on Market / YTD	89 / 84	81 / 78	83 / 84	105 / 79	78 / 55
Median Days on Market / YTD	75 / 62	60 / 56	57 / 64	97 / 61	70 / 40
Vacant Acreeage and Recreational					
Listings / YTD	102 / 1,932	74 / 2,023	124 / 2,094	116 / 2,517	154 / 2,200
Sales / YTD	20 / 325	17 / 389	26 / 443	12 / 480	40 / 844
Sales to Listing Ratio / YTD	19% / 16%	22% / 19%	20% / 21%	10% / 19%	25% / 38%
Sales Volume	3,652,180	2,058,200	4,133,350	1,947,375	11,456,745
Sales Volume YTD	51,060,332	60,374,782	71,356,694	94,842,605	210,985,978
Average Sales Price	182,609	121,070	158,975	162,281	286,418
Average Sales Price YTD	157,108	155,205	161,076	197,588	249,983
Median Sales Price	140,000	125,000	137,000	90,000	165,000
Median Sales Price YTD	135,000	142,000	123,000	143,000	150,000
Average Days on Market / YTD	183 / 152	92 / 128	219 / 130	150 / 97	78 / 94
Median Days on Market / YTD	124 / 107	87 / 87	158 / 75	106 / 74	75 / 61
Recreational with Home					
Listings / YTD	9 / 340	13 / 319	12 / 294	13 / 293	7 / 243
Sales / YTD	3 / 76	2 / 79	2 / 80	5 / 105	2 / 119
Sales to Listing Ratio / YTD	33% / 22%	15% / 24%	16% / 27%	38% / 35%	28% / 48%
Sales Volume	1,210,000	303,500	424,400	1,990,000	685,000
Sales Volume YTD	21,538,281	27,331,938	25,841,591	36,079,800	39,486,151
Average Sales Price	403,333	151,750	212,200	398,000	342,500
Average Sales Price YTD	283,398	345,973	323,019	343,617	331,816
Median Sales Price	280,000	122,000	199,500	200,000	110,000
Median Sales Price YTD	227,500	319,900	290,000	255,000	240,000
Average Days on Market / YTD	262 / 123	83 / 109	63 / 74	170 / 81	114 / 44
Median Days on Market / YTD	203 / 86	27 / 65	50 / 51	103 / 49	86 / 27
Total of Listing and Sales					
Listings / YTD	279 / 5,749	250 / 5,392	276 / 5,209	300 / 5,968	325 / 5,142
Sales / YTD	97 / 1,402	74 / 1,385	115 / 1,679	78 / 1,591	118 / 2,167
Sales to Listing Ratio / YTD	34% / 24%	29% / 25%	41% / 32%	26% / 26%	36% / 42%
Sales Volume	39,002,180	23,964,749	44,661,050	30,079,775	45,112,694
Sales Volume YTD	513,696,566	482,455,582	622,690,591	613,235,904	837,583,541
Average Sales Price	402,084	323,847	388,356	385,638	382,310
Average Sales Price YTD	366,402	348,343	370,869	385,440	386,517
Median Sales Price	363,500	291,000	370,000	350,000	345,000
Median Sales Price YTD	339,000	305,000	350,000	347,500	310,000
Average Days on Market / YTD	114 / 102	84 / 93	114 / 96	116 / 85	78 / 70
Median Days on Market / YTD	83 / 66	62 / 64	69 / 68	100 / 64	70 / 46

REALTORS® Association of Edmonton
5 year Commercial Sales Activity (PART 1)

November 2011

Land	2011	2010	2009	2008	2007
Listings / YTD	17 / 256	17 / 299	17 / 257	33 / 446	19 / 430
Sales / YTD	9 / 43	5 / 39	2 / 27	2 / 55	7 / 114
Sales to Listing Ratio / YTD	52% / 16%	125% / 13%	50% / 10%	14% / 12%	77% / 26%
Sales Volume	5,348,549	6,235,200	450,000	875,000	7,900,500
Sales Volume YTD	24,591,268	45,821,775	24,132,600	44,038,238	116,146,613
Average Sales Price	594,283	1,247,040	225,000	437,500	1,128,642
Average Sales Price YTD	571,889	1,174,917	893,800	800,695	1,018,829
Median Sales Price	500,000	200,000	145,000	375,000	800,000
Median Sales Price YTD	345,000	547,400	480,000	485,000	568,000
Average Days on Market / YTD	157 / 237	160 / 181	19 / 245	269 / 135	127 / 134
Median Days on Market / YTD	65 / 126	182 / 134	1 / 184	183 / 116	105 / 97
Investment					
Listings / YTD	32 / 385	83 / 487	39 / 415	32 / 383	28 / 337
Sales / YTD	8 / 100	14 / 97	8 / 76	6 / 90	18 / 121
Sales to Listing Ratio / YTD	25% / 25%	31% / 19%	38% / 18%	66% / 23%	150% / 35%
Sales Volume	14,210,000	5,832,900	4,802,000	2,545,050	10,778,964
Sales Volume YTD	63,831,891	74,565,740	43,971,037	48,401,000	72,990,500
Average Sales Price	1,776,250	416,635	600,250	424,175	598,831
Average Sales Price YTD	638,318	768,718	578,566	537,788	603,227
Median Sales Price	535,000	395,000	340,000	370,000	315,000
Median Sales Price YTD	380,000	440,000	389,000	325,000	369,000
Average Days on Market / YTD	200 / 146	91 / 117	102 / 115	239 / 116	99 / 108
Median Days on Market / YTD	168 / 111	84 / 84	71 / 83	280 / 86	83 / 86
Multi Family					
Listings / YTD	9 / 112	10 / 105	6 / 85	11 / 149	8 / 153
Sales / YTD	5 / 31	3 / 27	1 / 20	1 / 36	2 / 65
Sales to Listing Ratio / YTD	55% / 27%	50% / 25%	100% / 23%	50% / 24%	100% / 42%
Sales Volume	6,322,000	2,465,000	990,000	395,000	1,700,000
Sales Volume YTD	26,609,800	27,098,000	23,620,900	33,678,200	79,557,676
Average Sales Price	1,264,400	821,666	990,000	395,000	850,000
Average Sales Price YTD	858,380	1,003,629	1,181,045	935,505	1,223,964
Median Sales Price	662,000	800,000	990,000	395,000	475,000
Median Sales Price YTD	670,000	875,000	720,000	665,000	807,000
Average Days on Market / YTD	78 / 110	106 / 116	199 / 148	123 / 76	76 / 59
Median Days on Market / YTD	73 / 89	85 / 96	199 / 139	123 / 63	62 / 46
Hotel/Motel					
Listings / YTD	1 / 16	1 / 23	2 / 32	1 / 28	2 / 26
Sales / YTD	0 / 1	0 / 5	0 / 1	0 / 1	1 / 8
Sales to Listing Ratio / YTD	0% / 6%	0% / 21%	0% / 3%	0% / 3%	inf% / 30%
Sales Volume	0	0	0	0	650,000
Sales Volume YTD	2,100,000	1,104,900	3,800,000	330,000	11,845,000
Average Sales Price	0	0	0	0	650,000
Average Sales Price YTD	2,100,000	220,980	3,800,000	330,000	1,480,625
Median Sales Price	0	0	0	0	650,000
Median Sales Price YTD	2,100,000	140,000	3,800,000	330,000	800,000
Average Days on Market / YTD	0 / 150	0 / 112	0 / 106	0 / 168	81 / 101
Median Days on Market / YTD	0 / 150	0 / 131	0 / 106	0 / 168	81 / 76

REALTORS® Association of Edmonton
5 year Commercial Sales Activity (PART 2)

November 2011

Business	2011	2010	2009	2008	2007
Listings / YTD	46 / 433	37 / 422	20 / 388	30 / 459	32 / 522
Sales / YTD	7 / 60	6 / 74	11 / 69	8 / 88	6 / 103
Sales to Listing Ratio / YTD	15% / 13%	18% / 17%	61% / 17%	29% / 19%	24% / 19%
Sales Volume	1,414,200	846,500	1,329,000	761,000	1,011,800
Sales Volume YTD	10,989,976	12,485,932	12,928,250	14,088,838	20,832,665
Average Sales Price	202,028	141,083	120,818	95,125	168,633
Average Sales Price YTD	183,166	168,728	187,365	160,100	202,258
Median Sales Price	70,000	83,000	77,000	95,000	42,000
Median Sales Price YTD	80,000	79,000	107,000	77,000	80,000
Average Days on Market / YTD	132 / 125	70 / 130	126 / 120	84 / 118	166 / 110
Median Days on Market / YTD	133 / 117	58 / 87	135 / 106	72 / 93	132 / 94
Lease					
Listings / YTD	8 / 225	22 / 199	18 / 175	23 / 156	11 / 114
Sales / YTD	7 / 78	6 / 65	4 / 66	10 / 57	2 / 25
Sales to Listing Ratio / YTD	87% / 34%	75% / 32%	36% / 37%	100% / 36%	100% / 21%
Sales Volume	270,280	1,409,217	169,640	1,266,756	217,440
Sales Volume YTD	9,735,822	7,957,267	11,108,596	7,068,356	3,948,061
Average Sales Price	38,611	234,869	42,410	126,675	108,720
Average Sales Price YTD	124,818	122,419	168,312	124,006	157,922
Median Sales Price	37,080	176,400	33,300	27,684	79,200
Median Sales Price YTD	85,500	73,500	86,284	77,774	84,000
Average Days on Market / YTD	89 / 108	176 / 127	93 / 104	89 / 97	174 / 89
Median Days on Market / YTD	39 / 62	93 / 92	96 / 88	49 / 71	114 / 78
Farms					
Listings / YTD	47 / 996	37 / 946	59 / 920	2 / 36	4 / 48
Sales / YTD	19 / 251	23 / 270	15 / 180	0 / 13	0 / 16
Sales to Listing Ratio / YTD	40% / 25%	127% / 28%	51% / 19%	0% / 36%	0% / 33%
Sales Volume	5,054,500	6,490,700	4,274,100	0	0
Sales Volume YTD	85,858,835	89,346,938	55,991,501	7,812,500	12,848,400
Average Sales Price	266,026	282,204	284,940	0	0
Average Sales Price YTD	342,067	330,914	311,063	600,961	803,025
Median Sales Price	215,000	200,000	219,900	0	0
Median Sales Price YTD	290,000	257,700	279,000	350,000	555,000
Average Days on Market / YTD	173 / 106	157 / 102	74 / 75	0 / 219	0 / 132
Median Days on Market / YTD	157 / 73	125 / 67	32 / 57	0 / 119	0 / 138
TOTAL					
Listings / YTD	160 / 2,422	207 / 2,480	161 / 2,272	132 / 1,657	104 / 1,628
Sales / YTD	55 / 564	57 / 577	41 / 439	27 / 340	36 / 452
Sales to Listing Ratio / YTD	34% / 23%	50% / 23%	48% / 19%	42% / 20%	67% / 27%
Sales Volume	32,619,529	23,279,517	12,014,740	5,842,806	22,258,704
Sales Volume YTD	223,717,592	258,380,552	175,552,884	155,417,132	318,168,915
Average Sales Price	593,082	408,412	293,042	216,400	618,297
Average Sales Price YTD	396,662	447,799	399,892	457,109	703,913
Median Sales Price	215,000	278,217	205,000	134,000	315,000
Median Sales Price YTD	254,000	270,000	246,120	234,080	370,000
Average Days on Market / YTD	150 / 126	131 / 117	95 / 107	135 / 116	118 / 107
Median Days on Market / YTD	127 / 88	89 / 81	81 / 76	115 / 90	86 / 85

**REALTORS® Association of Edmonton
Average/Median Single Family by Area**

November 2011

The City of Edmonton Areas

		2011	2010	2009
Northwest	Units	26	25	36
Zone: 04, 07, 21, 40, 59	Average	259,796	283,222	343,138
	Median	251,000	284,500	290,000
North Central	Units	94	99	95
Zone: 01, 02, 03, 27, 28, 50	Average	342,549	335,843	343,446
	Median	334,000	333,750	340,000
Northeast	Units	30	19	33
Zone: 06, 09, 23, 35, 51	Average	281,300	281,976	269,727
	Median	290,000	268,000	274,000
Central	Units	23	21	20
Zone: 05, 08, 12, 13	Average	230,208	200,421	245,525
	Median	237,500	210,999	230,000
West	Units	53	64	49
Zone: 10, 11, 20, 22	Average	399,075	421,799	407,178
	Median	360,000	399,500	340,000
Southwest	Units	64	88	85
Zone: 14, 15, 16	Average	490,681	485,649	542,322
	Median	423,000	407,500	462,000
Southeast	Units	105	106	99
Zone: 17, 18, 19, 29, 30, 41, 42	Average	330,763	332,601	338,024
	Median	314,000	316,000	322,000
Anthony Henday	Units	62	58	56
Zone: 52, 53, 54, 55, 56, 57, 58	Average	451,733	437,569	411,140
	Median	426,000	433,400	397,500
Edmonton City Only	Units	457	480	474
Zone: area = 0098	Average	367,572	375,547	383,943
	Median	346,000	345,000	353,500
St. Albert	Units	45	49	60
Zone: 24	Average	437,898	413,441	420,553
	Median	402,000	387,500	399,500
Sherwood Park	Units	56	69	66
Zone: 25	Average	426,823	406,758	422,050
	Median	392,000	384,900	408,000
Leduc	Units	18	22	25
Zone: 81	Average	349,886	348,650	352,219
	Median	327,500	345,000	317,000
Spruce Grove	Units	26	22	27
Zone: 91 area = 0291	Average	369,477	357,159	352,907
	Median	345,000	342,000	340,000
Stony Plain	Units	13	13	22
Zone: 91 area = 0301	Average	354,299	378,225	339,209
	Median	345,000	350,000	317,900
Morinville	Units	11	11	8
Zone: 61	Average	329,455	256,245	285,062
	Median	333,000	215,000	271,795
Fort Saskatchewan	Units	22	26	24
Zone: 62	Average	328,464	358,788	332,742
	Median	348,000	385,000	345,000
Devon	Units	8	11	6
Zone: 92	Average	279,700	253,182	360,221
	Median	255,000	252,000	370,073
Wetaskiwin	Units	13	16	6
Zone: 80 area = 0347	Average	194,962	243,680	218,167
	Median	185,000	242,000	176,000
Overall MLS® System Area	Units	724	779	786
	Average	365,734	364,977	371,898
	Median	348,000	350,000	353,900

**REALTORS® Association of Edmonton
Average/Median Condominium by Area**

The City of Edmonton Areas

		2011	2010	2009
Northwest	Units	7	2	7
Zone: 04, 07, 21, 40, 59	Average	125,071	213,500	230,771
	Median	54,000	185,000	155,000
North Central	Units	37	37	44
Zone: 01, 02, 03, 27, 28, 50	Average	196,468	211,436	210,798
	Median	191,500	200,000	201,000
Northeast	Units	13	21	20
Zone: 06, 09, 23, 35, 51	Average	179,877	167,200	199,945
	Median	166,000	164,500	200,000
Central	Units	45	55	66
Zone: 05, 08, 12, 13	Average	235,348	244,811	257,008
	Median	228,000	215,000	230,000
West	Units	22	29	39
Zone: 10, 11, 20, 22	Average	187,427	209,224	212,427
	Median	180,000	195,000	204,500
Southwest	Units	36	59	61
Zone: 14, 15, 16	Average	253,017	248,779	238,162
	Median	232,000	240,000	212,000
Southeast	Units	27	38	48
Zone: 17, 18, 19, 29, 30, 41, 42	Average	216,370	202,821	217,328
	Median	198,000	195,000	206,000
Anthony Henday	Units	27	27	33
Zone: 52, 53, 54, 55, 56, 57, 58	Average	273,347	269,609	272,421
	Median	265,000	258,800	260,500
Edmonton City Only	Units	214	268	318
Zone: area = 0098	Average	222,094	227,455	232,975
	Median	212,500	214,000	215,000
St. Albert	Units	13	21	13
Zone: 24	Average	216,577	243,048	259,338
	Median	195,000	245,000	229,900
Sherwood Park	Units	12	20	11
Zone: 25	Average	292,740	280,570	324,650
	Median	255,000	280,000	250,000
Leduc	Units	6	2	2
Zone: 81	Average	205,150	210,000	308,500
	Median	185,000	155,000	305,000
Spruce Grove	Units	4	0	5
Zone: 91 area = 0291	Average	244,000	0	198,400
	Median	220,000	0	192,000
Stony Plain	Units	5	2	6
Zone: 91 area = 0301	Average	254,800	184,000	254,383
	Median	195,000	173,000	247,900
Morinville	Units	1	4	1
Zone: 61	Average	150,000	200,625	185,000
	Median	150,000	185,500	185,000
Fort Saskatchewan	Units	4	2	4
Zone: 62	Average	241,250	138,250	290,250
	Median	185,000	112,000	285,000
Devon	Units	0	0	0
Zone: 92	Average	0	0	0
	Median	0	0	0
Wetaskiwin	Units	0	0	0
Zone: 80 area = 0347	Average	0	0	0
	Median	0	0	0
Overall MLS® System Area	Units	264	324	362
	Average	227,901	229,337	236,652
	Median	219,900	218,000	220,000

**REALTORS® Association of Edmonton
All Residential Sold Price Range**

November 2011

Price Range	2011		2010		2009		2008		2007	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	39	471	28	394	26	309	12	269	37	565
100,000 - 149,999	36	616	54	550	45	554	36	408	43	753
150,000 - 199,999	101	1,395	117	1,405	119	1,783	84	1,089	67	1,611
200,000 - 249,999	134	2,046	129	1,978	169	2,565	124	2,244	188	2,186
250,000 - 299,999	176	2,622	208	2,435	219	3,371	184	2,772	188	2,904
300,000 - 324,999	114	1,501	114	1,478	120	1,755	93	1,842	119	1,417
325,000 - 349,999	88	1,416	105	1,381	100	1,657	74	1,535	127	1,716
350,000 - 374,999	85	1,307	107	1,230	88	1,316	62	1,314	88	1,514
375,000 - 399,999	78	1,091	63	1,038	86	1,203	46	1,230	94	1,401
400,000 - 424,999	54	840	71	757	62	812	61	1,039	57	1,111
425,000 - 449,999	42	618	43	643	43	638	31	676	51	963
450,000 - 474,999	25	446	29	422	34	449	15	481	37	651
475,000 - 499,999	28	332	20	345	28	377	14	353	24	594
500,000 - 524,999	16	219	19	238	16	253	6	243	16	353
525,000 - 549,999	11	186	14	211	9	207	7	232	18	329
550,000 - 574,999	7	157	11	156	15	150	9	162	10	229
575,000 - 599,999	10	143	10	129	12	148	5	135	13	213
600,000 - 649,999	14	172	7	191	15	182	12	165	8	252
650,000 - 699,999	10	125	12	137	10	131	11	125	8	164
700,000 - 749,999	2	94	7	81	5	75	4	84	6	104
750,000 - 799,999	2	55	3	61	4	59	2	52	6	91
800,000 - 899,999	7	67	7	81	5	57	5	61	7	108
900,000 - 999,999	3	32	1	37	3	32	0	21	1	50
1,000,000+	2	64	2	71	5	55	3	58	4	82
Total	1,084	16,015	1,181	15,449	1,238	18,138	900	16,590	1,217	19,361

* All Residential includes Single Family, Condominium, Duplexes/Rowhouses and Miscellaneous (includes vacant lots, mobile homes, time shares)

**REALTORS® Association of Edmonton
Residential Single Family Sold Price Range**

November 2011

Price Range	2011		2010		2009		2008		2007	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	8	109	8	116	10	92	6	77	9	149
100,000 - 149,999	9	141	17	162	14	141	7	119	11	117
150,000 - 199,999	20	289	25	292	22	352	16	268	16	306
200,000 - 249,999	50	669	41	561	44	852	34	551	42	517
250,000 - 299,999	112	1,523	123	1,277	131	1,940	113	1,347	75	904
300,000 - 324,999	87	1,066	86	1,040	80	1,342	73	1,231	77	746
325,000 - 349,999	77	1,155	87	1,100	80	1,401	67	1,261	109	1,160
350,000 - 374,999	77	1,170	96	1,106	82	1,194	58	1,184	78	1,190
375,000 - 399,999	71	1,001	63	958	80	1,092	43	1,143	83	1,197
400,000 - 424,999	49	764	61	691	54	729	55	975	54	987
425,000 - 449,999	37	560	39	593	41	597	30	632	46	863
450,000 - 474,999	24	422	28	387	30	419	15	449	36	607
475,000 - 499,999	24	309	20	308	25	342	13	321	20	541
500,000 - 524,999	16	204	16	216	16	241	6	230	16	323
525,000 - 549,999	9	171	13	187	9	189	7	212	16	300
550,000 - 574,999	6	144	9	148	15	140	8	147	6	204
575,000 - 599,999	10	137	10	112	10	135	5	121	13	197
600,000 - 649,999	12	157	7	176	15	168	10	147	5	225
650,000 - 699,999	10	117	11	127	8	122	11	116	8	145
700,000 - 749,999	2	84	6	79	5	72	4	81	6	98
750,000 - 799,999	2	52	3	57	2	55	2	48	6	86
800,000 - 899,999	7	64	7	76	5	53	5	55	7	105
900,000 - 999,999	3	30	1	34	3	29	0	20	1	48
1,000,000+	2	60	2	64	5	51	3	56	4	76
Total	724	10,398	779	9,867	786	11,748	591	10,791	744	11,091

**REALTORS® Association of Edmonton
Condominium Sold Price Range**

November 2011

Price Range	2011		2010		2009		2008		2007	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	15	172	9	69	5	30	0	7	6	44
100,000 - 149,999	19	394	33	303	25	315	20	188	21	478
150,000 - 199,999	73	1,047	86	1,051	94	1,344	62	751	45	1,170
200,000 - 249,999	73	1,227	86	1,299	111	1,515	84	1,600	141	1,583
250,000 - 299,999	40	774	63	868	63	1,051	52	1,176	95	1,799
300,000 - 324,999	12	242	15	269	24	272	12	400	27	511
325,000 - 349,999	9	165	8	181	12	197	6	182	10	383
350,000 - 374,999	5	101	8	102	3	101	3	104	6	209
375,000 - 399,999	6	73	0	71	6	93	3	80	9	168
400,000 - 424,999	2	57	7	53	8	66	5	62	2	104
425,000 - 449,999	4	46	4	45	2	32	1	40	5	85
450,000 - 474,999	1	16	0	28	4	24	0	27	1	40
475,000 - 499,999	3	17	0	19	2	20	0	21	3	48
500,000 - 524,999	0	8	3	10	0	7	0	10	0	20
525,000 - 549,999	1	11	0	10	0	12	0	12	2	22
550,000 - 574,999	0	5	1	4	0	7	0	9	2	12
575,000 - 599,999	0	5	0	11	1	8	0	8	0	9
600,000 - 649,999	1	11	0	6	0	9	0	12	3	17
650,000 - 699,999	0	3	0	5	1	4	0	6	0	10
700,000 - 749,999	0	7	1	2	0	3	0	3	0	2
750,000 - 799,999	0	2	0	1	1	1	0	2	0	3
800,000 - 899,999	0	1	0	3	0	3	0	2	0	1
900,000 - 999,999	0	2	0	1	0	2	0	0	0	2
1,000,000+	0	2	0	4	0	4	0	1	0	1
Total	264	4,388	324	4,415	362	5,120	248	4,703	378	6,721

**REALTORS® Association of Edmonton
Summary of Properties Listed and Sold**

November 2011

Year	Month	Residential		Rural		Commercial		Total	
		Listed	Sold	Listed	Sold	Listed	Sold	Listed	Sold
2007	January	1,991	1,573	251	135	131	39	2,373	1,747
	February	2,074	1,914	283	162	140	47	2,497	2,123
	March	2,919	2,368	424	235	180	60	3,523	2,663
	April	3,120	2,555	449	276	153	50	3,722	2,881
	May	4,413	2,646	686	295	174	49	5,273	2,990
	June	4,271	2,074	767	272	177	47	5,215	2,393
	July	4,004	1,458	674	185	146	23	4,824	1,666
	August	3,802	1,285	571	212	154	39	4,527	1,536
	September	3,478	1,057	530	147	117	32	4,125	1,236
	October	3,342	1,214	403	130	152	30	3,897	1,374
	November	2,468	1,217	325	118	104	36	2,897	1,371
	December	1,376	857	186	58	69	23	1,631	938
	Total	37,258	20,218	5,549	2,225	1,697	475	44,504	22,918
2008	January	3,292	1,205	434	100	160	21	3,886	1,326
	February	3,277	1,235	449	94	143	34	3,869	1,363
	March	4,079	1,559	686	133	173	33	4,938	1,725
	April	4,308	1,795	727	159	165	40	5,200	1,994
	May	4,086	1,849	760	196	167	38	5,013	2,083
	June	3,797	1,805	694	202	154	30	4,645	2,037
	July	3,427	1,758	688	203	143	33	4,258	1,994
	August	2,872	1,574	533	155	140	21	3,545	1,750
	September	3,006	1,633	468	159	139	31	3,613	1,823
	October	2,941	1,195	444	109	132	30	3,517	1,334
	November	1,975	900	300	78	132	27	2,407	1,005
	December	1,259	543	177	58	64	13	1,500	614
	Total	38,319	17,051	6,360	1,646	1,712	351	46,391	19,048
2009	January	2,345	775	356	50	157	18	2,858	843
	February	2,596	1,100	406	71	213	19	3,215	1,190
	March	2,789	1,358	520	99	204	27	3,513	1,484
	April	2,934	1,847	628	145	202	25	3,764	2,017
	May	3,088	2,261	664	188	234	38	3,986	2,487
	June	3,054	2,442	738	235	263	57	4,055	2,734
	July	2,967	2,218	595	214	236	50	3,798	2,482
	August	2,545	1,694	467	260	188	54	3,200	2,008
	September	2,488	1,674	412	155	211	43	3,111	1,872
	October	2,109	1,531	334	147	203	67	2,646	1,745
	November	1,833	1,238	276	115	161	41	2,270	1,394
	December	1,052	881	162	66	105	35	1,319	982
	Total	29,800	19,019	5,558	1,745	2,377	474	37,735	21,238
2010	January	2,129	931	356	61	192	47	2,677	1,039
	February	2,450	1,292	442	110	199	33	3,091	1,435
	March	3,634	1,666	686	132	280	50	4,600	1,848
	April	3,769	1,873	805	161	234	69	4,808	2,103
	May	3,546	1,793	629	167	220	54	4,395	2,014
	June	3,339	1,619	628	165	279	54	4,246	1,838
	July	2,845	1,391	558	131	260	54	3,663	1,576
	August	2,631	1,275	471	137	197	40	3,299	1,452
	September	2,570	1,259	407	145	238	64	3,215	1,468
	October	2,218	1,169	326	102	174	55	2,718	1,326
	November	1,817	1,181	250	74	207	57	2,274	1,312
	December	1,088	828	172	55	116	39	1,376	922
	Total	32,036	16,277	5,730	1,440	2,596	616	40,362	18,333
2011	January	2,113	820	296	49	188	22	2,597	891
	February	2,585	1,154	457	69	195	40	3,237	1,263
	March	2,901	1,605	540	111	222	50	3,663	1,766
	April	3,212	1,619	633	131	264	52	4,109	1,802
	May	3,460	1,974	810	177	245	65	4,515	2,216
	June	3,191	1,919	734	194	261	59	4,186	2,172
	July	2,976	1,561	565	135	256	45	3,797	1,741
	August	2,909	1,592	560	157	224	56	3,693	1,805
	September	2,571	1,434	518	141	184	65	3,273	1,640
	October	2,161	1,253	357	141	223	55	2,741	1,449
	November	1,800	1,084	279	97	160	55	2,239	1,236
	Total	29,879	16,015	5,749	1,402	2,422	564	38,050	17,981

REALTORS® Association of Edmonton
Average Selling Price - SFD, Condo and Duplex/Rowhouse

November 2011

Year	Month	Single Family	Condominium	Duplex/Rowhouse	Miscellaneous*
2007	January	359,254	234,895	299,776	104,784
	February	376,273	247,974	316,800	120,839
	March	403,863	246,262	324,413	111,187
	April	419,635	260,653	340,676	113,811
	May	424,572	266,507	342,084	131,441
	June	419,965	267,113	345,404	125,203
	July	415,860	274,379	341,680	221,113
	August	405,299	268,949	324,450	153,265
	September	402,379	272,595	318,864	108,214
	October	392,773	259,183	363,632	159,849
	November	377,934	252,991	312,100	91,051
	December	380,774	254,654	298,300	97,396
	YTD Average	398,215	258,846	327,348	128,179
2008	January	380,461	257,640	310,436	137,531
	February	383,262	263,018	291,904	143,656
	March	389,076	261,971	318,995	120,762
	April	383,785	255,514	308,612	103,728
	May	386,759	263,785	330,499	105,354
	June	383,062	261,804	309,937	234,417
	July	376,586	252,778	323,647	98,267
	August	372,232	248,171	309,993	99,325
	September	362,207	252,234	321,321	108,333
	October	357,593	238,174	304,649	112,870
	November	365,316	228,569	314,230	119,241
	December	353,970	233,878	292,123	86,146
	YTD Average	374,525	251,461	311,362	122,469
2009	January	352,176	238,464	313,200	117,962
	February	349,810	229,685	288,379	112,244
	March	350,179	228,390	281,523	108,247
	April	356,143	237,141	285,346	106,348
	May	366,720	243,744	293,510	100,808
	June	370,317	247,733	289,018	164,835
	July	373,457	243,869	296,521	119,972
	August	367,733	241,681	303,517	110,945
	September	367,645	244,274	294,203	124,125
	October	367,969	235,790	299,771	122,698
	November	371,898	236,652	288,060	170,863
	December	365,241	240,796	290,384	111,868
	YTD Average	363,274	239,018	293,619	122,576
2010	January	364,637	241,125	302,345	105,638
	February	371,467	232,425	321,570	123,214
	March	389,098	251,656	323,584	102,129
	April	387,042	252,728	326,485	113,700
	May	390,210	248,436	321,516	126,137
	June	390,536	244,429	314,670	107,655
	July	379,738	239,387	300,488	121,965
	August	371,187	236,521	355,795	131,798
	September	367,683	237,276	311,815	128,596
	October	363,940	234,185	296,880	108,762
	November	364,977	229,337	318,709	114,195
	December	357,636	225,641	313,168	119,989
	YTD Average	374,845	239,428	317,252	116,981
2011	January	353,985	223,997	296,385	109,062
	February	357,996	231,041	305,779	96,856
	March	379,617	233,451	295,949	120,246
	April	379,553	232,814	302,134	87,517
	May	378,222	239,979	295,334	89,683
	June	379,765	234,010	296,969	123,616
	July	385,393	244,150	309,484	187,371
	August	370,534	231,096	305,585	194,448
	September	375,808	234,247	295,465	134,348
	October	362,331	222,778	309,399	118,199
	November	365,734	227,901	307,678	101,752

* Miscellaneous includes vacant lots, mobile homes, time shares and parking stalls

REALTORS® Association of Edmonton
Average/Median Residential Selling Values

November 2011

Year		January	February	March	April	May	June	July	August	September	October	November	December	Price
1962	avg	12,530	13,216	13,149	12,916	12,102	13,457	12,790	12,672	11,438	11,210	13,660	11,535	12,556
1963	avg	13,323	12,965	12,229	14,566	13,684	13,826	13,687	13,877	12,700	12,077	11,132	11,024	12,925
1964	avg	12,406	13,935	10,720	13,382	11,867	12,304	13,464	12,705	12,563	12,660	12,987	12,947	12,662
1965	avg	13,917	12,100	13,215	12,760	14,185	12,504	13,892	13,275	14,238	12,455	13,270	13,675	13,291
1966	avg	11,516	13,920	13,630	13,000	14,105	14,207	14,360	14,467	12,910	13,840	14,750	14,320	13,752
1967	avg	13,470	14,160	15,155	15,155	16,240	15,230	15,135	18,800	14,600	15,900	15,216	16,143	15,442
1968	avg	16,280	15,840	17,232	16,342	15,605	18,048	18,000	18,300	16,730	18,934	19,200	18,698	17,434
1969	avg	18,945	19,010	19,491	20,486	20,914	20,832	21,777	20,740	19,959	21,240	21,219	21,693	20,526
1970	avg	21,806	20,448	20,900	20,116	22,595	22,232	22,307	21,733	21,262	21,220	20,929	21,530	21,446
1971	avg	20,347	21,944	20,810	22,104	23,643	22,701	23,512	24,494	22,389	21,963	21,740	21,079	22,227
1972	avg	25,998	23,033	22,524	22,661	24,084	24,777	24,411	25,119	24,343	24,030	19,768	23,425	23,681
1973	avg	23,914	24,470	25,022	27,448	24,548	27,397	28,702	29,521	28,523	28,561	29,016	28,631	27,146
1974	avg	31,783	29,472	33,925	34,913	34,913	35,898	37,381	36,613	36,326	36,306	35,364	34,903	34,809
1975	avg	38,362	39,263	40,100	40,586	42,280	44,408	45,426	45,300	47,208	49,057	49,314	46,640	43,995
1976	avg	52,517	56,636	55,705	58,922	52,285	59,450	59,659	60,793	61,431	60,137	58,192	60,862	58,064
1977	avg	60,244	60,746	61,018	58,590	61,879	61,933	63,825	63,886	66,279	64,416	66,678	65,008	62,884
1978	avg	66,657	66,122	69,766	70,790	72,024	71,433	72,472	73,797	73,461	73,550	75,960	74,119	71,679
1979	avg	74,453	76,335	76,062	77,144	78,665	78,376	80,644	81,620	79,084	81,145	81,605	79,498	78,719
1980	avg	78,914	82,745	81,506	84,015	83,166	85,904	86,467	85,186	85,817	86,399	88,809	83,486	84,367
1981	avg	88,624	91,476	89,302	94,223	90,429	91,729	92,446	91,877	91,262	91,511	91,294	92,557	91,438
1982	avg	92,313	93,984	96,380	90,480	94,430	94,042	91,190	89,902	92,777	87,782	85,285	89,801	91,405
1983	avg	84,785	87,289	89,200	87,596	88,756	84,974	84,242	85,846	84,494	83,161	85,092	80,332	85,667
1984	avg	81,941	81,317	80,798	81,257	77,713	82,281	75,800	82,859	79,004	76,286	74,526	77,884	79,246
1985	avg	75,769	73,121	74,881	71,947	74,698	78,198	75,461	77,514	73,153	69,804	73,175	72,381	74,175
1986	avg	68,999	68,253	74,085	73,402	78,837	78,503	74,882	79,176	76,262	73,690	72,275	73,302	74,306
1987	avg	70,701	74,346	74,105	80,239	80,093	79,848	80,091	77,439	77,010	79,356	76,188	73,118	76,878
1988	avg	77,982	76,385	78,935	82,004	81,285	85,636	85,372	83,181	82,881	82,043	85,120	81,271	81,841
1989	avg	82,311	84,760	87,552	86,301	90,502	91,281	88,422	89,646	89,596	90,187	91,121	93,091	89,017
1990	avg	94,556	101,701	101,596	104,753	101,737	103,353	101,395	102,785	100,105	101,940	99,416	99,517	101,014
1991	avg	103,766	102,463	105,692	110,930	108,950	109,296	108,338	108,813	107,061	102,990	104,535	108,931	107,076
1992	avg	108,604	104,888	109,432	110,247	109,172	109,989	110,516	112,132	110,662	111,453	109,787	106,764	109,594
1993	avg	107,693	111,894	110,317	111,208	115,681	115,320	113,915	112,738	109,113	108,543	108,837	112,426	111,796
1994	avg	114,590	118,073	111,156	112,455	115,277	113,415	108,804	111,744	109,737	109,344	113,244	114,056	112,501
1995	avg	106,645	108,871	108,821	110,882	113,148	112,523	116,036	111,564	109,288	108,811	108,191	105,603	110,577
1996	avg	106,780	111,076	111,144	107,576	112,588	111,763	106,961	109,947	107,712	105,919	105,465	109,966	109,042
1997	avg	107,237	109,294	111,598	112,484	112,092	115,115	112,514	111,475	110,711	112,203	108,723	112,681	111,545
1998	avg	110,021	111,526	111,591	116,576	119,893	113,750	116,189	115,197	114,113	113,139	114,924	113,422	114,536
1999	avg	113,245	116,814	116,781	118,885	122,534	120,225	121,556	116,198	119,353	120,027	117,116	119,397	118,871
2000	avg	121,072	121,505	123,368	126,377	128,550	121,207	124,174	126,744	122,397	123,543	122,877	127,069	124,203
2001	avg	126,514	125,705	128,544	131,199	136,546	134,428	139,021	131,065	134,359	134,051	137,664	139,152	133,441
2001	med	130,500	132,000	136,000	140,000	141,500	139,900	142,000	141,500	142,000	140,500	145,000	144,000	137,500
2002	avg	142,188	140,385	149,239	147,213	153,487	155,265	153,691	151,755	150,807	150,397	154,539	153,090	150,258
2002	med	151,000	150,000	159,000	156,000	164,500	163,000	165,000	163,000	160,000	162,000	163,000	162,000	157,000
2003	avg	154,862	157,677	160,230	166,599	166,627	168,809	166,533	165,871	167,846	171,591	167,082	167,474	165,541
2003	med	166,000	167,500	170,500	174,000	174,000	174,000	170,000	172,000	175,000	175,000	174,000	177,000	170,000
2004	avg	175,210	170,960	177,470	178,777	182,226	182,416	181,034	182,469	180,794	179,578	181,630	177,178	179,610
2004	med	175,000	176,500	180,500	185,500	185,000	182,500	186,000	183,500	179,500	179,500	176,500	181,000	178,000
2005	avg	180,819	183,189	189,556	191,996	197,615	199,409	195,765	195,995	190,564	197,683	198,267	197,884	193,934
2005	med	174,900	174,000	185,500	173,000	166,900	184,700	184,500	181,000	183,000	186,000	186,000	185,000	175,000
2006	avg	199,148	211,531	220,124	226,846	242,936	254,240	256,489	270,746	278,732	276,641	282,434	294,155	250,915
2006	med	187,500	198,500	209,000	219,900	235,000	242,900	250,000	264,900	265,000	270,000	274,900	285,000	233,000
2007	avg	303,820	321,307	325,339	344,137	354,410	348,056	354,718	344,792	344,286	347,668	325,060	329,705	338,009
2007	med	295,000	317,500	322,500	333,000	342,000	338,000	336,000	335,000	330,000	330,000	315,000	315,000	320,000
2008	avg	332,051	338,347	343,860	336,931	340,499	341,376	335,100	329,207	324,906	317,784	318,588	310,974	332,853
2008	med	250,800	320,000	327,500	315,000	294,500	325,000	353,000	347,000	310,000	305,000	300,000	299,000	355,000
2009	avg	317,049	308,970	309,032	312,127	326,332	328,299	324,847	318,321	327,235	318,969	318,482	319,201	320,392
2009	med	305,000	299,000	295,000	300,000	310,000	312,000	310,000	305,000	315,000	307,500	304,000	308,000	300,000
2010	avg	349,543	318,531	343,188	339,606	340,192	335,397	329,645	325,238	324,185	317,422	319,479	308,497	328,936
2010	med	342,000	307,000	328,000	326,500	321,500	315,000	313,000	310,000	308,000	308,000	308,000	300,000	315,000
2011	avg	310,766	312,840	327,725	327,415	331,974	330,298	334,054	324,217	332,782	319,985	321,135		325,938
2011	med	307,000	305,000	311,000	315,000	317,500	315,000	317,000	315,000	321,500	313,000	310,000		314,500

REALTORS® Association of Edmonton
End of Month Active Inventory

November 2011

Year	Month	Residential	Rural	Commercial	Total Actives
2007	January	2,025	818	601	3,444
	February	2,120	909	615	3,644
	March	2,574	1,057	673	4,304
	April	3,151	1,175	698	5,024
	May	4,485	1,427	725	6,637
	June	6,367	1,838	771	8,976
	July	8,183	2,079	736	10,998
	August	9,185	2,185	746	12,116
	September	9,918	2,319	751	12,988
	October	9,577	2,114	753	12,444
	November	8,667	1,969	752	11,388
	December	7,094	1,622	694	9,410
2008	January	7,352	1,552	659	9,563
	February	8,284	1,775	680	10,739
	March	9,464	2,115	726	12,305
	April	10,606	2,449	766	13,821
	May	11,006	2,734	797	14,537
	June	10,817	2,792	792	14,401
	July	10,501	2,905	809	14,215
	August	9,612	2,773	800	13,185
	September	8,808	2,546	784	12,138
	October	8,525	2,361	739	11,625
	November	8,015	2,213	771	10,999
	December	6,316	1,667	603	8,586
2009	January	6,573	1,738	665	8,976
	February	7,097	1,939	809	9,845
	March	7,476	2,189	878	10,543
	April	7,539	2,468	967	10,974
	May	7,435	2,752	1,067	11,254
	June	6,785	2,838	1,132	10,755
	July	6,592	2,965	1,170	10,727
	August	6,445	2,802	1,188	10,435
	September	6,032	2,564	1,156	9,752
	October	5,530	2,261	1,127	8,918
	November	5,226	2,046	1,113	8,385
	December	4,037	1,644	867	6,548
2010	January	4,864	1,870	986	7,720
	February	5,449	2,068	1,062	8,579
	March	6,770	2,364	1,208	10,342
	April	8,056	2,864	1,245	12,165
	May	8,780	3,103	1,281	13,164
	June	9,406	3,346	1,384	14,136
	July	8,892	3,138	1,320	13,350
	August	8,822	3,162	1,374	13,358
	September	8,602	2,948	1,384	12,934
	October	7,689	2,498	1,248	11,435
	November	6,982	2,325	1,262	10,569
	December	5,721	1,967	1,169	8,857
2011	January	5,633	1,766	1,082	8,481
	February	6,389	2,041	1,138	9,568
	March	6,885	2,277	1,200	10,362
	April	7,715	2,620	1,339	11,674
	May	8,180	3,013	1,358	12,551
	June	8,432	3,322	1,430	13,184
	July	8,421	3,345	1,401	13,167
	August	8,343	3,353	1,438	13,134
	September	8,062	3,298	1,417	12,777
	October	7,296	2,842	1,337	11,475
	November	6,588	2,515	1,287	10,390