



BELVEDERE \$ 164,900



READY FOR IMMEDIATE POSSESSION AND IN MOVE-IN CONDITION, NEW PAINT, CARPETS, CASINGS, LARGE WEST FACING BALCONY, INSUITE STORAGE, WALK TO LRT SCHOOLS AND LONDONDERRY MALL

CHIP LAKE \$ 400,000



93.5 ACRES LAKE FRONT ACCESS, ALL SERVICES, GREAT FUTURE BUILDING SITE SEVERAL LARGE CLEARINGS, WALKING TRAILS

DOWNTOWN \$ 89,900



GREAT DOWNTOWN LOCATION DUAL ENTRANCE FROM JASPER AVENUE AND DIRECT FROM CLUBFIT. SMALL OPERATION GREAT AS A FAMILY BUSINESS

CANON RIDGE \$ 239,900



2003 BUILT, 1 BEDROOM, ADULT ONLY INSUITE LAUNDRY, AIR-CONDITIONER \$ 159 CONDO FEE INC. HEAT AND WATER COVERED PARKING STALL IMMEDIATE POSSESSION AVAILABLE

Personal Service
PROFESSIONAL RESULTS



STRATHCONA \$ 549,900



OVER 1500FT2 OPEN CONCEPT APARTMENT 1 LARGE BEDROOM, MASSIVE WALKIN CLOSET HIGH END HIRSE WITH ALL AMENITIES POOL, SAUNA, EXERCISE ROOM CENTRAL TO UNIVERSITY AND DOWNTOWN

ST. ALBERT \$ 175,000



TURN-KEY BUSINESS, READY FOR NEW OWNER FRANCHISE BASED, STEADY INCOME GROWTH LONG TERM LEASE, GREAT LOCATION ONLY STEPS FROM WAL-MART, GREAT FAMILY RUN BUSINESS

CALDER \$ 229,900



CUTE 675 FT2 BUNGALOW, 2 BEDROOM LARGE FRONT PORCH, SINGLE GARAGE COMPLETELY RENOVATED NEW LAMINATE NEW KITCHEN, SHINGLES, SIDING, NEW BATH MOVE-IN CONDITION, IMMEDIATE POSSESSION

AKINSDALE \$ 250,000



ONE OF ONLY THREE BOOSTER JUICE OPERATING IN ST. ALBERT, FIRST ONE TO OPEN WITH GREAT MARKET SHARE FULLY STAFFED, STRIP MALL LOCATION STEADY WALK-UP TRAFFIC

BEAUMONT \$ 469,900



BEST DEAL IN BEAUMONT, MUST BE SEEN OVER 1756 FT2 PLUS DEVELOPED BASEMENT 3 SPACIOUS BEDROOMS, LARGE BONUS ROOM FULLY FENCED AND LANDSCAPED WITH DECK OAK PACKAGE, MAIN FLOOR LAUNDRY

WESTMOUNT \$ 439,900



APARTMENT RA7 ZONING GREAT MONEY MAKER OR HOLDING PROPERTY BASEMENT SUITE, OVER 1389 FT2, 4 BEDROOM RECENTLY UPGRADED, 100 AMP POWER FURNACE, SHINGLES, HARDWOOD FLOORS

LAGO LINDO \$ 339,900



1983 BUILT, 3 BEDROOM, 4 LEVEL SPLIT DOUBLE GARAGE, FENCED YARD, 12'x16' DECK OVER 1840 FT2 OF LIVING SPACE HARDWOOD FLOORS AND CERAMIC TILES BUILT-IN VACUUM SYSTEM, NEW HWT

ATHLONE \$ 329,900



GREAT INVESTMENT OPPORTUNITY 4 BEDROOM BILEVEL HUGE BACKYARD FENCE FRONT YARD, NEW SHINGLES PRIVATE LOCATION FACING A GREENSPACE IMMEDIATE POSSESSION IS AVAILABLE

DOWNTOWN \$ 319,900



EXECUTIVE ONE BEDROOM UNIT, MANY UPGRADES INC. HARDWOOD FLOORS CERAMIC TILES, PLUSH CARPETING FEATURES: CENTRAL AIR, BALCONY, HEATED STORAGE, INSUITE LAUNDRY

BEAUMARIS \$ 444,900



LARGE 4 LEVEL SPLIT, WITH 5 BEDROOMS FIREPLACE, AIR-CONDITIONER, HARDWOOD FLOORS, NEW WINDOWS, FRONT PORCH LARGE OAK KITCHEN, BERBER CARPETS PLAYHOUSE AND SHED ON PRIVATE YARD

SIFTON PARK \$ 249,777



3 BEDROOM, X-LARGE MASTER BEDROOM WALKING DISTANCE TO SCHOOL, PARK SHOPPING, LRT AND WALKING TRAILS, REPAINTED, NEW KITCHEN, FURNACE, HWT 5 APPLIANCES, LAMINATE, LOW CONDO FEE

Beacon Hts \$ 449,900



NEED MORE ROOM? HOW ABOUT 2500 FT2 + TOTAL OF 6 BEDROOMS, MOTHER IN LAW SUITE OPEN CONCEPT DESIGN W/ VAULTED CEILINGS HARDWOOD AND CERAMIC FLOORINGS 5 PCE ENSUITE, TOTAL OF 3 FULL BATHS

LORELEI \$ 259,900



3 BEDROOM, MANY UPGRADES INC. HARDWOOD FLOORS, NEW WINDOWS & DOORS, FRESHLY PAINTED GRANITE VANITIES, BERBER CARPETS PRIVATE LOCATION, FEE INC. HEAT AND WATER

DUNLUCE \$ 349,900



OVER 1550 FT2, 3 BEDROOM TOWNHOME SINGLE ATTACHED GARAGE, FIREPLACE VAULTED CEILINGS, WRAP AROUND DECK MASTER WITH ENSUITE, AND WALK-IN CLOSET END UNIT, IMMEDIATE POSSESSION

Edmonton, January 3, 2008: In the beginning of 2007 housing prices continued to climb just like the year before but by mid-year the market had turned and prices cooled as the housing inventory quadrupled. Year end figures released by the REALTORS® Association of Edmonton reveal the largest swings ever experienced in the local market. Despite the roller-coaster-like rises and falls, the market still ended up 12% ahead of last year's prices.

"REALTORS® were assisting sellers to handle multiple offers and unbelievable short sales periods for the first half of the year," said Carolyn Pratt, President of the REALTORS® Association. "The summer it was a buyers market with ten homes available for every buyer." The sudden changes in market conditions made both buyers and sellers anxious and increased their dependence on solid market advice from their REALTOR®. "Now the market seems to have stabilized and returned to what we call normal,"

PRICES Single family dwellings listed on the Multiple Listing Service® which sold on January 1 for \$341,933 on average* were priced at \$382,022 at the end of December. Although 11.7% higher than a year ago the December prices were off 11.5% from the peak prices in May. December prices were 1.5% higher than November 2007.

Condominiums on MLS® sold on average for \$253,270 in December after starting the year at \$227,428. They peaked in July at \$271,908. Condo prices were also up 11.4% over the year and up 0.4% from last month. Duplex/rowhouse prices jumped 4.0% from \$295,178 last December to \$306,967 in December 2007. Duplex/rowhouse prices peaked in October at \$367,964.

Despite price decreases in the last few months, year-over-year prices were up. The average residential sales price (which includes all types of residential property) was up 1.5% from last month at \$329,705 and up 12.1% when compared to last December prices.

SALES "The rapidly increases in housing costs forced more first-time buyers to consider the lower priced condominiums," said Pratt. "As a result there has been a continuous increase in condominium sales in the past five years." Total condo sales of 7,157 units in 2007 were up 6% from 2006 when 6,761 units were sold.

At the same time Single Family Dwelling sales on 2007 dropped back to 11,765 units sold. Sales of SFDS were higher in each of the past three years. SFDs now represent 69% of total residential sales as compared to 27% (up from 23% last year) for condos.

Total sales (including residential, commercial and rural sales) through the MLS® in 2008 were 23,333 units with a value of over \$8.2 billion (up from \$6.6 billion in 2006).

In December the residential sales to listing ratio was 62% with 1,388 listings and 857 sales. For the year there were 41,030 residential listings with 20,544 sales for a S/L ratio of just 50%. The average days-on-market at the end of December was 56 days with 7,094 residential units in inventory in the wider Edmonton market.

Despite the wildly dynamic nature of the market in the past 24 months, the number of REALTORS® (i.e. members of the Association) increased through the year from 3,104 to 3,241 which indicates some optimism in the market potential.

Highlights of MLS® activity

December 2007 activity	Record for the month*	% change from December 2006
Total MLS® sales this month	945	-21.50%
Value of total MLS® sales – month	\$330 million	-15.10%
Value of total MLS® sales – year	\$8.2 billion*	24.30%
Residential ¹ sales this month	857	-20.20%
Residential average price	\$329,705*	12.10%
SFD ² average selling price – month	\$382,022*	11.70%
SFD median ³ selling price	\$365,500*	11.10%
Condo average selling price	\$253,270*	11.40%

¹. Residential includes SFD, condos and duplex/row houses.

². Single Family Dwelling

³. The middle figure in a list of all sales prices