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Real Estate Team



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August Newsletter

Edmonton Real Estate Board

Cooler Prices In July Are Still Up 1.5% From Last Year

August 2010: While the summer temperatures rose in July, housing prices cooled and prices for all types of residential properties dipped slightly according to figures released by the REALTORS® Association of Edmonton. Single family dwelling prices slid 3.1% while condo prices were down 1.5% and duplex/rowhouse prices dipped just less than one percent. The all-residential average price dropped just 1.7%.

"The number of homes in the inventory is giving buyers' choice," said Larry Westergard, president of the REALTORS® Association of Edmonton. "As a result many buyers are taking their time and prices are beginning to soften slightly. At the same time, some sellers who have been standing firm have been pushed to discount their initial list price." Less than half of the active listings over 30 days have had a price reduction. However, 93% of July sales sold below the list with about 40% having already taken a price reduction.

Single family homes sold on average* for \$378,979 in July; a reduction from the previous month but up 1.5% from what they sold for last year. Condominiums dropped in price slightly in July moving down about 1.5% from June. The average condo price was \$240,371 in July. The duplex/rowhouse average price was also down 0.9% to \$304,032 and the average residential price (including all types of residential property) was down 1.7% since last month at \$329,734.

The large inventory of 8,892 residential properties available at month end dampened both listings and sales. New listings were off 15% from last month and 3.3% from last July. Sales dropped from 1,741 in June to 1,294 in July (a 15% drop). The sales-to-listing ratio was 43.8% (down from June). As you might expect, sales were also slower and the average days-on-market was up 4 at 51 days. "A well presented property with the right price might still attract multiple offers," said Westergard. "Most buyers are receiving the expert advice of their REALTOR® and getting access to day-to-day changes to numbers and sales results. It is critical that sellers remain in contact with their REALTOR® and be prepared to modify the price as the market moves." Residential inventory is expected to follow a seasonal trend and fall through the latter part of the year leading to a more balanced market and price stability.

*This excerpt was taken from www.ereb.com, please visit this website for more information on Edmonton & Area Real Estate.

Our Mission Statement

Our unique team-approach philosophy raises the bar in the real estate industry, permitting us to prove our value as proficient, ethical and innovative individuals working collectively with the focus of ensuring our clients achieve their real estate goals. We sustain lifelong, meaningful client relationships by providing paramount representation, and support our community with dynamic contribution.



Added Value

What Can We Do For You?

Let's talk VALUE!!

Do you know your home's most current Market Value?!

Call today for a **FREE** evaluation for your or your friends!

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Current Address: #8, 5907 - 45 Street Leduc, Alberta T9E 8E7 Email: sales@aliceemb.com

NEW LOCATION OPENING SOON!!

Come and visit our new showroom and location to open August 25th, in our same Building Unit #10!!

Present this coupon for
50% OFF
your setup fee!

Outdoor Fall Session
Starts September 20th

Register online at
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Join with a friend and SAVE!!

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Homemade Strawberry Ice Cream

Ingredients



- 1 Quart fresh strawberries, hulled
- 1 1/2 cups heavy cream, divided
- 3/4 cup white sugar
- 3 egg yolks
- 3 tablespoons light corn syrup



Directions: Place the berries in a blender or food processor and puree until smooth. Set aside. Heat 1 1/4 cups of the cream in a saucepan over medium heat until it bubbles around the edges. In a large bowl whisk sugar, egg yolks, remaining cream and corn syrup. Gradually pour the hot mixture into the egg yolk mixture, whisking constantly. Return the mixture to the saucepan and heat until the mixture is thick enough to coat the back of a metal spoon, about 5 - 10 minutes, stirring constantly. Do not allow the mixture to boil. Strain custard into the berry puree through a sieve, mix and refrigerate until chilled. Fill an ice cream maker with the mixture and freeze according to the manufacturer's instructions.

Community Events



Calmar's Fair Days & Mega Market August 20-22

Pancake breakfast, parade, dazzling fireworks, games, outdoor movie, baseball tournament, BBQ lunch and Calmar's famous Mega Market! Come on down to Calmar and have a ball!

For more information check out: <http://Calmar.ca/Community/CalmarFair> or 780-985-3604 ext. 224

Client Referral Program

If you refer someone during the month of August, your name will be entered to win a

\$100 Gift Card for



You can call us at 780.980.2828 or email rwco@shaw.ca with the Name & Number of your referral!!

Congratulations to

Amanda Kerr

our Client Referral Program winner for June!

Thank you to everyone for your referrals!!

Featured Listings

Windrose Comfort and Style

\$429,900



Beautiful 1,879 sq ft 2 storey in Windrose! Incredible style and care put into this home from the moment you drive up. The large front entrance is tiled and open with lots of space. The living room with 9 foot ceilings is cozy with a gas fireplace, plush carpet and large windows with views of the lovely landscaped back yard. The dining room flows through to the kitchen with maple hardwood, granite countertops and stainless steel appliances to show off your expert cooking skills. A 2 piece bathroom completes the main level. Upstairs are 3 large bedrooms including the master bedroom with private ensuite, soaker tub and stand up shower. Another 4 piece bathroom and bonus room complete the top floor. A full, unfinished basement is ready to be created. The double attached garage makes winter parking a breeze. A huge backyard is complete with low maintenance landscaping and a large deck for entertaining. This home is in amazing condition and barely touched. Come, see for yourself!

Bridgeport With A Park View

\$1,099,000



Beautiful 2,175 sq ft bungalow resting among 70 acres of land including a 4000 fruit tree/orchard, landscaped/fenced yard, perimeter trees, 80'x150' stocked fish pond, 24'x60' shop, horse barn, water bowl and corral. This home was custom built in 2008 with gorgeous log wood throughout the home unlike anything you've ever seen! Walk in the door of this home and you will be astounded! Upstairs you'll find large metal clad PVC windows and vaulted ceilings showing off the kitchen with island/eating bar, walk-in pantry closet, dining room opening into the living room with a cozy woodstove, laundry room, den and patio doors to the large deck. Down the hallway is the master bedroom with 4 piece ensuite including walk-in closet, another 4 piece bathroom and bedroom. Downstairs are 3 extra bedrooms, a 3 piece bathroom, exercise room, cold room, utility room, family room and wet bar with an extra woodstove. Hardwood, tile, in-floor heating, granite, ICF walls to the trusses and only 5 minutes north of Wizard Lake!

South Park - Walk Your Kids To School

\$119,900



Welcome to Aspen Creek's beautiful and affordable living. This almost brand new home is backing onto a field, in excellent condition and loaded with perks. Plush carpeting and lino flooring throughout flow smoothly through each room. The living room is cozy with a gas fireplace and mantle, open to the dining/kitchen area. The kitchen has a clean and fresh feel with modern oak cabinetry and countertops with loads of counter space. A master bedroom is a large size with, walk-in closet and 4 piece ensuite with soaker tub. An extra bedroom, another 4 piece bathroom, laundry room with front loading washer/dryer, oversized hot water tank, central air conditioning and central vac with all the attachments are some of the perks. Outdoors is a beautiful full patio area with garden spot as well as a cemented driveway pad for two. A 10x10 storage/hobby shed is also there to stay with heat, air conditioning, cabinetry and shelving to keep your toys organized. This home is ready and waiting, come and see for yourself!

**Pending &
Sold
Listings!**

Listed at: \$319,900



Listed at: \$387,000



Listed at: \$379,900



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