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Real Estate Team

RE/MAX Real Estate

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August Newsletter

Edmonton Real Estate Board

Local Housing Market Continues Upward Trend

August 3, 2011: According to the REALTORS® Association of Edmonton, the average price of housing increased through July as compared to the previous month. The all-residential average price increased 1.1% to \$334,054; up from \$330,298 in June. Single family home prices increased 1.3% while condo prices rose 4.3% during the month.

Residential sales in July were 1,441 up 3.6% compared to the same time last year. Residential listing activity dropped slightly in July to 3,038 units; down 210 units from June but up 193 units from the same time last year. The inventory of homes on the Multiple Listing Service® is quickly approaching par from last year at 8,421 properties available as of July 31.

“Our local housing market is quite healthy with affordable prices, a good inventory and strong sales,” said REALTORS® Association of Edmonton President Chris Mooney. “The selection of properties on the market for buyers is excellent. With employment opportunities popping up throughout the region and interest rates being very attractive, now is a good time to purchase a property in Edmonton.”

The average* price of a single family detached home in July was \$384,656 with a median price of \$360,000. Condo average price was \$244,225 with a median of \$223,000. Duplex and rowhouse prices rose on average from \$296,969 to \$309,816, a 4.3% increase.

“The increase in housing prices is on track with our January forecast and as we move into fall, we don’t see prices increasing substantially,” said Mooney.

The average days-on-market in July was 51 days: the same as in July 2010. The residential sales-to-listing ratio was 47% in July and total MLS® System sales were over \$3.887 billion for the year so far.

*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.

Event Calendar



Sundance Balloons

Book your sunrise flight and watch the City of Edmonton wake up below you!

Call 780-990-0799 or www.sundanceballoons.com for more information and pricing.

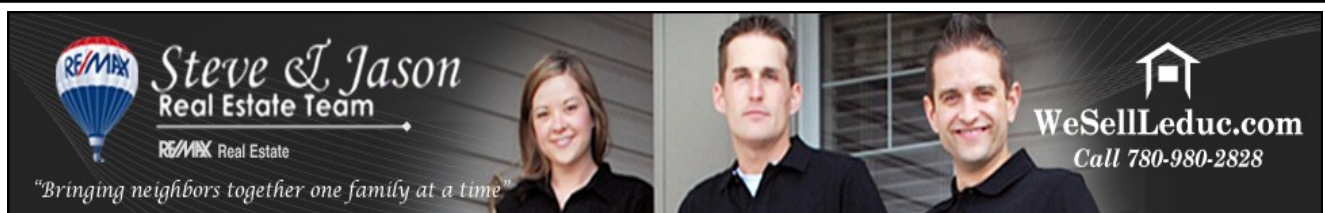
MOVING Never Looked Easier!

Remember, our trailer is **FREE** to all our clients to use!! If you need it to move your Furniture **IN** or even your In-Laws **OUT**, we are here to help!

Call us to reserve the trailer today!



Testimonials



"Bringing neighbors together one family at a time"



For Sale

Steve & Jason
Real Estate Team

RE/MAX Real Estate (780) 986-2900

WeSellLeduc.com

"Selling a home is very stressful but with Steve, Jason and Jocelyn in the office, it ran so smoothly. I would highly recommend this team to everyone I know, in fact I already have!"

- Maggie Cook - Seller and Buyer - July 2011

To view more testimonials, please see our website: www.WeSellLeduc.com

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Book your Snow Removal Services before September 15th and
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Call us today at 780-980-1667

Client Referral Program

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

\$100 Gift Card for

Chapters | Indigo

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

Congratulations to

Leah Walters

**our Client Referral
Program winner for
July!**

**Thank you to everyone for
your referrals!!**

www.WeSellLeduc.com

Featured Listings

\$464,900



SOLD

Windrose
2 Storey + Double Attached Garage
4 Bedrooms, 2.5 Bathrooms

\$474,900



Windrose
Bi-Level + Double Attached Garage
5 Bedrooms, 3 Bathrooms

\$289,900



SOLD

Caledonia Park
Bungalow + Double Detached Garage
3 Bedrooms, 2 Bathrooms

\$629,900



South Telford
Bungalow + Double Detached Garage
4 Bedrooms, 3 Bathrooms

\$205,000



Calmar
2 Storey Duplex
3 Bedrooms, 1.5 Bathrooms

\$499,900



Lakeside Estates
Bungalow + Double Attached Garage
5 Bedrooms, 3 Bathrooms

\$434,900



Sherwood Park
Bi-Level + Double Attached Garage
4 Bedrooms, 3 Bathrooms

\$299,900



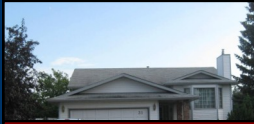
Millet
2 Storey + Double Attached Garage
4 Bedrooms, 2.5 Bathrooms

\$718,000



Bridgeport
Bungalow + Double Attached Garage
4 Bedrooms, 3 Bathrooms

\$399,900



SOLD

Lakeside Estates
Bi-Level + Double Attached Garage
5 Bedrooms, 3 Bathrooms

\$349,900



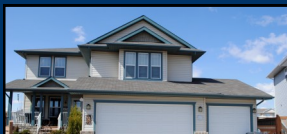
Millet
2 Storey + Double Attached Garage
4 Bedrooms, 3.5 Bathrooms

\$319,900



Corinthia Park
Bi-Level + Double Detached Garage
4 Bedrooms, 2 Bathrooms

\$575,000



SOLD

Windrose
2 Storey + Triple Attached Garage
4 Bedrooms, 3.5 Bathrooms

\$199,900



Thorsby
Bungalow with RV Parking
2 Bedrooms, 2 Bathrooms

\$264,900



Millet
4 Level Split + Double Detached Garage
3 Bedrooms, 1 Bathrooms

For more information on these listings, please call our office at 780.980.2828 or view our website at www.WeSellLeduc.com