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Real Estate Team



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February Newsletter

Edmonton Real Estate Board

2012 REALTORS® Housing Forecast Seminar

Doug Singleton, President of the REALTORS® Association of Edmonton announced the real estate industry housing forecast for 2012 at an industry seminar on Wednesday. He expects that the current stable market will continue through 2012 with prices and unit sales increasing slightly year-over-year and real estate transactions to follow typical month-to-month trends. "I do not see any external forces that will influence the normal operation of the real estate market locally in the year ahead," said Singleton. "Mortgage interest rates are expected to remain stable through 2012 and there will be balanced demand on both the buyer and seller sides of the market." The REALTORS® Association is forecasting that the all residential price for housing in the Edmonton area will increase about 2% over the year ahead. Single family detached home prices will increase on average by 2% over the year and condominiums, which are oversupplied in the market, will have their prices increase just one percent. A single family detached home that sold for \$372,000 in December 2011 will be priced at \$380,500 at the same time this year. Condos are currently selling on average for \$230,000 and will increase to \$237,000 by next December.

Singleton expects that residential unit sales will increase slightly in 2012 as compared to similar unit sales in 2011. "This is a balanced market with great opportunities for both buyers and seller," he said. "Inventory levels will be sufficient to provide choice to buyers and yet the rate of sales measured by Days-on-Market and sales-to-listing ratios will be sufficient to satisfy most sellers." He pointed out that sellers can increase their chances of a successful sale by ensuring that their property presents well and is priced realistically for the neighborhood and time of year. There are 3,200 REALTORS® available to advise potential buyers and sellers on price, marketing and contract details.

The continued growth of Edmonton and surrounding communities will also result in higher commercial real estate activity in 2012 as more small and medium businesses start-up and industrial development creates the demand for warehouse condo construction and business offices. In 2012 there was \$240 million worth of commercial sales transacted through the local MLS® System.

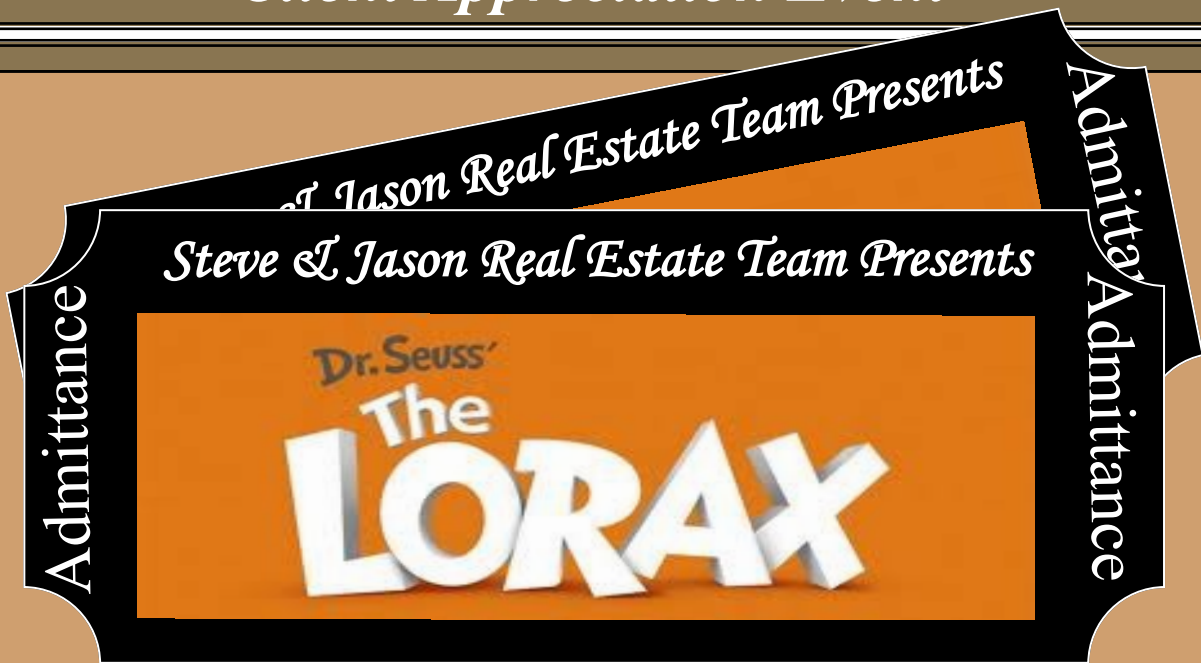
As usual REALTORS® expect real estate activity to pick up in the spring and gradually fall off as the year progresses. However the industry is optimistic about the year ahead and expects good results for the industry, the members and the consumer. "I'm glad to be selling real estate in Edmonton," concluded Singleton.

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

Our Mission Statement

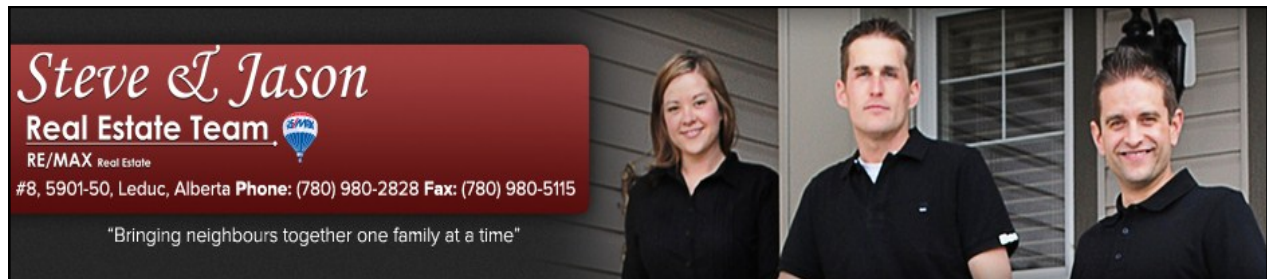
Our unique team-approach philosophy raises the bar in the real estate industry, permitting us to prove our value as proficient, ethical and innovative individuals working collectively with the focus of ensuring our clients achieve their real estate goals. We sustain lifelong, meaningful client relationships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

Client Appreciation Event



Our Team is excited to invite you to our upcoming Movie Morning at the Leduc Cinema's for a 'Private Screening' of Dr. Seuss' The Lorax for our Team and Clients! We encourage you to come join us at 9am, March 3, 2012 for a complimentary breakfast with the movie to follow at 10am. Please contact our office at 780-980-2828 or rwco@shaw.ca by February 29th, 2012 to reserve your seat! Hope to see you there!

Testimonials



Companies don't hire people without first checking their references. You shouldn't work with someone without checking their references either. Check up on us at: www.WeSellLeduc.com/references

Business To Business Networking Offers

Benji Waser, CA, CAFM

#200, 5019 - 49th Avenue, Leduc, Alberta

Phone. 780.996.4710

Email. Benji.waser@mnp.ca

Website. www.MNP.ca

“A Canadian chartered accountancy and business consulting firm.”



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Steve & Jason Real Estate Team

FACEBOOK GROUP

For the latest news!

Client Referral Program

If you refer someone during the month of February 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

Gemma Gygi

Our Client Referral Program winner for January!

Thank you to everyone for your referrals!!

www.WeSellLeduc.com

Featured Listings

\$283,500



**Willow Park
Bi-Level + Single Detached Garage
4 Bedrooms, 2 Bathrooms**

\$120,000



**Suntree - Aspen Creek
Double Wide Modular
3 Bedrooms, 2 Bathrooms**

\$109,900



**Willow Park
Single Wide Mobile
2 Bedrooms, 2 Bathrooms**

\$169,000



**Thorsby
Bungalow with RV Parking
2 Bedrooms, 2 Bathrooms**

\$289,900



**Willow Park
Bungalow + Single Detached Garage
4 Bedrooms, 2 Bathrooms**

\$239,900



**Devon
Bungalow with Parking Stall
4 Bedrooms, 2 Bathrooms**

\$169,900



**Alexander Park
Single Level Apartment + Stall
2 Bedrooms, 1 Bathroom**

\$504,900



**Leduc
Bi-Level + Double Attached Garage
4 Bedrooms, 3 Bathrooms**

\$312,500

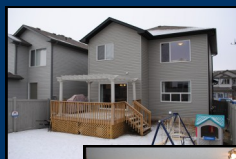


**Leduc
2 Storey + Double Attached Garage
3 Bedrooms, 1.5 Bathrooms**



\$415,000

Beautiful family community of Millet hosts this stunning 2 Storey in Millet. 3 bedrooms, 2.5 bathrooms including a 5-piece Jacuzzi ensuite. Stainless steel appliances and concrete counter tops. Main floor laundry, upgraded hardwood flooring and large bonus room. Double attached garage. Fenced backyard and deck. View of the park.



\$399,900

Darling family home in Suntree! Original owner built by Bedrock Homes with additional features such as Hunter Douglas window coverings, Optik TV and alarm system. 3 Bedrooms and 2.5 Bathrooms. Main floor laundry. Double attached garage and professionally landscaped yard with deck and pergola.