

Steve & Jason

Real Estate Team



RE/MAX Real Estate

#8, 5901 - 50 Street Leduc, Alberta T9E 8E3

P. 780.980.2828

F. 780.980.5115

E. rwco@shaw.ca

www.WeSellLeduc.com



February Newsletter

Edmonton Real Estate Board

Home Buyers Dig Into Snow Banks Not Wallets In January

February 2011: According to the REALTORS® Association of Edmonton the average price of housing increased slightly in January as compared to the previous month. The all-residential average price rose three quarters of a percent to \$310,766; up from \$308,497 in December. Single family homes rose a quarter of a percent while condo prices dropped just over one percent during the month.

Residential sales of 735 were on par with December sales (834) and sales in January 2009 (775) but off 21% from the same month last year (931). Residential listing activity rose from 1,102 units in December 2010 to 2,142 units in January. Inventory of homes on the Multiple Listing Service® System decreased from 5,721 at year end to 5,633 as of January 31.

“Traditionally the market dips in December but inventory starts to build in January to supply the spring market,” explained REALTORS® Association of Edmonton President Chris Mooney. “Prices are up slightly but the cold weather seems to have kept buyers and sellers out of the market. We expect sales activity to increase along with spring temperatures and continue all through the first two quarters.”

The average* price of single family dwellings in January was \$356,276 with a median price of \$349,900. Condo average price was \$220,993 with a median of \$214,000. Duplex and rowhouse prices also dropped on average from \$315,163 to \$297,587 a 5.6% drop. All prices reflected sales across the entire Edmonton region including surrounding communities and counties.

Mooney suggested that changes to mortgage qualification rules would not have the same effect that last year’s rule changes had. “In 2010, people reacted early to the changes and completed their home purchases earlier than usual. The reduction from 35 to 30 year amortization limits will come into effect on March 18 but we do not expect it to affect a large number of purchasers,” said Mooney.

The average days-on-market in January was 67 days up from 53 last year. The residential sales-to-listing ratio was a low 34% in January and total MLS® System sales were almost \$253 million. **This excerpt was taken from www.ereb.com, please visit this website for more information on.*

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

It's that time again, for our 4th Annual...

BOWLING BONANZA



Who: For all of Our Clients, Family & Friends!

When: Saturday, April 2, 2011 from 2-4pm

Where: Leduc Lanes, 6609 - 45th Street Leduc

RSVP: by March 30 by **PHONE:** 780.980.2828

Or **EMAIL:** rwco@shaw.ca

Complimentary Bowling, Pizza and Prizes

****Bring your friends and your Food Bank Donation****

You are invited to...

Working By Referral Networking Breakfast



We are inviting like-minded individuals from the Leduc area to come and network with us. You will have the opportunity to introduce your business to other business owners and to see how we can help each other grow by way of referral.

Who: You and a Guest

Where: Smitty's Family Restaurant

Corner of 50th Street and 50th Avenue, Leduc

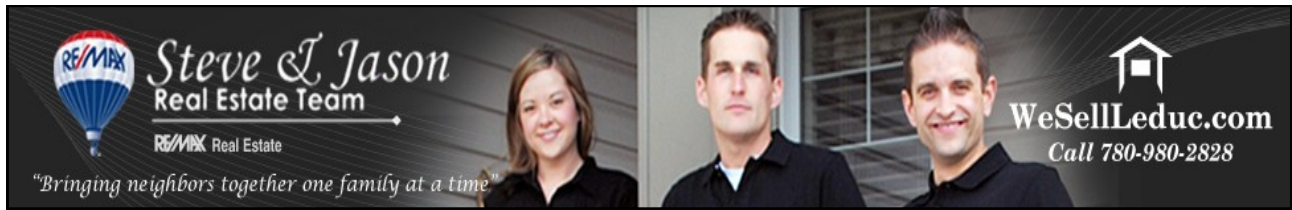
When: Wednesday, February 16, 2011 at 7:30am

R.S.V.P.: by February 14, 2011

to rwco@shaw.ca or 780.980.2828

Smitty's Breakfast Special on us!

Business To Business Networking Offers



Steve & Jason
Real Estate Team
RE/MAX Real Estate
"Bringing neighbors together one family at a time"

WeSellLeduc.com
Call 780-980-2828



Dave MacKenzie
Mortgage Specialist

P. 780.660.5796

dmackenzie@dominionlending.ca
www.davemackenziemortgages.ca

****Make sure to call me to get a competitive bid for your mortgage!****

Dominion Lending Centres Key Financial / Independently Owned and Operated

GREAT MORTGAGE SPECIALS AVAILABLE

- *Cash Back Option - 5.5% Funds provided which can be used towards your down payment or other purpose
 - *Special Rates For New Home Buyers - 3.69%
 - *Programs For Self Employed Or Less Than Perfect Credit
 - *Pre-Approvals Available Before You Shop
- EXAMPLES OF RATES AVAILABLE - January 28, 2011**
- 5 Year Variable Rate Mortgage - 2.25% (Prime .75%)**
 - 5 Year Fixed Rate Mortgage - 3.94% (90 Day Rate Guarantee)**

Fall in love again and
again and again.



#5, 6201 50 Street
Leduc, AB
780-980-2120



Ediblearrangements.ca

SAVE \$5

on your next order

Offer valid on select products. Cannot be combined with any other offers. Offer code must be used when placing the order. Offer expires 02/28/11
Code: SJRT1036

Speak with a Fruit Expert at one of our
TM 1000 locations worldwide.

Valentine's Day Delicious Daisy® with dipped strawberries • All stores open 7 days a week
©2011 Edible Arrangements, LLC. Containers may vary. Delivery not available in all areas. Available in a variety of sizes. Franchises available; call 1-888-727-4258 or visit ediblearrangements.com.

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

Kristin Thorne

our Client Referral Program winner for January!

Thank you to everyone for your referrals!!

Featured Listings

\$214,900



Suntree
Double Wide Modular
2 Bedrooms, 2 Bathrooms

\$359,900



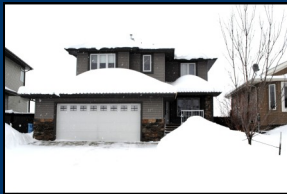
Suntree
2 Story + Double Detached Garage
3 Bedrooms, 2.5 Bathrooms

\$485,000



Bridgeport
2 Storey + Double Attached Garage
3 Bedrooms, 2.5 Bathrooms

\$425,000



Bridgeport
2 Storey + Double Attached Garage
3 Bedrooms, 2.5 Bathrooms

\$389,900



Rural Wetaskiwin County
Bungalow on 1.86 acres
3 Bedrooms, 3 Bathrooms

\$387,500



Deer Valley
Bi-Level + Double Attached Garage
4 Bedrooms, 2 Bathrooms

\$394,000



Bridgeport
Bi-Level + Double Attached Garage
3 + 1 Bedrooms, 2 Bathrooms

SOLD



Thorsby
Bungalow + Double Attached Garage
5 Bedrooms, 1 Bathrooms

SOLD



Corinthia Park
Bungalow + Single Detached Garage
3 Bedrooms, 1.5 Bathrooms

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

For Sale 

Steve & Jason
Real Estate Team

RE/MAX (780) **986-2900**
Real Estate

WeSellLeduc.com

Testimonials

I just wanted to say Thank You SO much for all of your help with selling the house, it was perfect timing. Thanks for your patience and answering all of our questions. We really appreciate all that you did for us.

- Aaron and Charlotte Mann - November 2010

www.WeSellLeduc.com