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Real Estate Team



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January Newsletter

Edmonton Real Estate Board

2011 Edmonton Real Estate Market Provides Stable And Healthy Base for 2012

January 2012: The REALTORS® Association of Edmonton reported that the all-residential average price for real estate sales through the Multiple Listing Service® (MLS®) in December was up 1.7% (\$316,415) from a year ago. The average price of a single family detached home was also up 2.0% to \$364,803 from December 2010. Relative to last December housing prices were up overall as well. As typical for December when sales usually fall off, month over month sales were down 27% and prices dipped 1.5% as compared to the November figures. "With economic uncertainty impacting Europe and depressed housing markets in parts of the United States, it is a relief to report on the stability and health of the local real estate market," said REALTORS® Association of Edmonton President (2011) Chris Mooney. "With prices and sales varying within a small range there is a solid base going forward into the 2012 market." In November the average price of a single family detached home was \$364,924 and dipped just 0.3% in December. A year ago the average price was \$357,636. That stability was reflected in condo pricing as well. In November the average price of a condo was \$228,689 and the December price of \$227,679 was down just 0.4%. A year ago the average condo price was \$225,641. Duplex and rowhouse properties sold on average for \$282,620, a 9.7% drop from a year ago. The average residential price (including all SFD, condo, duplex, townhouse properties sold in the Greater Edmonton Area) was \$316,415: down from November by 1.5%. There were 1,085 properties listed and 827 sold in December. There were 1,088 listings and 829 sales in December 2010. With slower sales the Days-on-market was 65 and the sales-to-listing ratio was a high for the year of 76.2%. Looking back over the year, Mooney was content. "Last January, I forecast a 3% increase in single family prices and no movement in condo prices when comparing December to December. We ended up with a change of about half that overall and condo prices up. Homeowners generally saw an equity increase in the value of their homes in 2011." The all-residential average price for the entire year was \$325,457 as compared to \$329,019 in 2010. There were 10,962 SFD sales (up 5.5%) in 2011 and 4,638 (down 0.4%) condo sales. Total MLS® sales (including residential, rural, recreational and commercial properties) were valued at \$6.29 billion and represented 39,350 listings and 18,986 sales transactions. "REALTORS® were involved in almost 60,000 real estate transactions in 2011 and advised on thousands more that never materialized. There were tens of thousands of business people, families and individuals who met with one of our 3,200 REALTOR® members this year, and I am proud of their service to the community and the local economy," said Mooney.

**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.

MOVING MADE EASY!



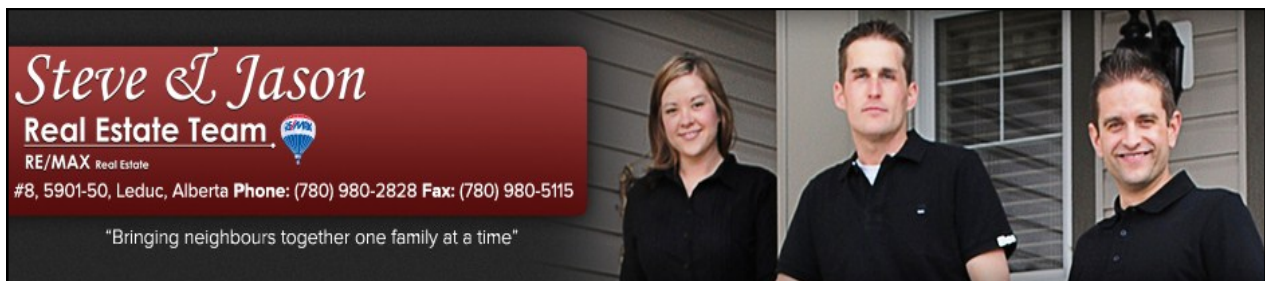
Remember, our trailer is **FREE** for all our clients to use!! If you need it to move your Furniture **IN** or even your In-Laws **OUT**, we are here to help!

Call us to reserve the trailer today!

The Leduc Curling Club is proud to host the 2012 Alberta Scotties in the Sobeys's Arena, Leduc Recreation Center on January 25-29.

For more information: www.LeducCurling.com

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

BMS BOOTCAMP

GET CONFIDENT IN THE SKIN YOU'RE IN!

For all class information & registration visit:

www.bmsbootcamps.com

Client Referral Program

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

\$100 Gift Card for

MOXIE'S

GRILL \ BAR

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

Congratulations to

Nicole Hickey

Our Client Referral Program winner for December!

Thank you to everyone for your referrals!!

www.WeSellLeduc.com

Featured Listings

\$120,000



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

\$283,500



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

\$169,000



Thorsby
Bungalow with RV Parking
2 Bedrooms, 2 Bathrooms

\$109,900



Willow Park
Single Wide Mobile
2 Bedrooms, 2 Bathrooms

\$289,900



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

\$169,900



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

\$479,900



Windrose
2 Storey + Double Attached Garage
3 Bedrooms, 3.5 Bathrooms

\$415,000

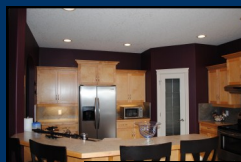


Millet
2 Storey + Double Attached Garage
3 Bedrooms, 2.5 Bathrooms

\$239,900

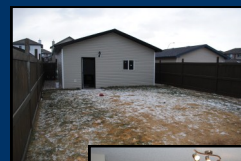


Devon
Bungalow with Parking Stall
4 Bedrooms, 2 Bathrooms



\$504,900

Welcome to the prestigious "On the Shores" experience in Bridgeport! Beautiful Bi-Level with 4 bedrooms, 3 bathrooms including a Jacuzzi ensuite, fully developed basement, large/fenced backyard, double attached 26x24 oversized garage and backing onto Leduc's amazing walking paths! This home is the Full Package!



\$312,500

Darling family home in a quiet cul-de-sac in Tribute! Open 2-Storey with 3 bedrooms, 1.5 bathrooms, oak cabinetry, fully developed basement, 22x10 deck, fenced backyard, double detached 22d24 insulated, 220 volt wired garage with 9' walls. Great home for a great price!