

# Steve & Jason

## Real Estate Team

RE/MAX Real Estate

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## January Newsletter

### Edmonton Real Estate Board

#### Single Family and Condo Prices Slightly Lower in December

**January 2011:** The average price for a single family detached home in December was \$355,270, down about \$10,000 as compared to the price in November. The average condo price dropped less than \$6,000 to \$223,454. The marginal price reduction (down 0.45%) continued a SFD slide that started in June when average prices were over \$390,000. Condo prices peaked at \$252,700 in April and have continued a relentless march downward since then. The REALTORS® Association of Edmonton released month end and year end results for sales through the local Multiple Listing Service® and includes all residential sales for the City of Edmonton and surrounding communities and counties.

As compared to December 2009, single family prices were down 2.5% and condo prices were off by 7.2%. The average price of all residential property sales in December was down 2.0% as compared to a year ago. "Homebuyers are watching housing prices slide and may attempt to catch the market at the bottom by delaying their purchase but the low point is only evident about three months after it is reached," said Larry Westergard, President of the REALTORS® Association of Edmonton. "Home sales are still happening each day and by waiting, the wary buyer may miss the ideal home." He urged home sellers to also watch the pricing trends to ensure that their home was appropriately priced relative to the market. "Market activity will pick up again in the spring as usual according to trends," said Westergard, "Keep your REALTOR® on speed-dial to ensure you have access to the latest market figures."

Residential sales activity in December was off 34% (784 sales) as compared to November but fewer homes (1,110) were listed and that reduced the available inventory by 18% to 5,721 residential properties on the Edmonton MLS® System. The average days on market rose from 59 to 66 days. Year-over-year, the all-residential price (includes all single family, condominiums, duplex/rowhouses and mobile homes sold through the year in the Edmonton area) rose 2.6% from 2009. The SFD price rose 3.52% and condos rose 1.89% for the year. REALTORS® sold a total of 18,293 properties of all types in 2010 which was down 14% from 2009. They listed 40,597 properties which is up 7.6% from the previous year. Total Edmonton MLS® System sales were valued at \$6.12 billion: a 12% drop from 2009.

*\*This excerpt was taken from [www.ereb.com](http://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.*



Our Team has had the privilege of serving our Community in a variety of ways from Leduc Food Bank Drives, Local Fundraisers and Toy runs. One of our most exciting contributions is the Children's Miracle Network and the Stollery Children's Hospital Foundation.

At RE/MAX, we believe that serving the community in which we live and work allows us to not only contribute to the well-being of our society, but to also be concerned about the outcome of that contribution. Our commitment as the exclusive real estate corporate sponsor for Children's Miracle Network allows us the opportunity to expand the universal cause of caring for sick children. RE/MAX of Western Canada and our Team raise funds through community involvement such as the annual Children's Miracle Network broadcast, pancake breakfasts, golf tournaments, ride-a-thons, walk-a-thons and a myriad of other events. But the cornerstone of our involvement is the Miracle Home® Program whereby our Team has the opportunity to pledge funds derived from each sale or purchase of a home. 100% of our contributions help sick and injured children from our community. We would like to thank our incredible family, friends and clients that allow us this incredible opportunity to serve. Together we are helping create miracles, one dollar at a time.



## Event Calendar

*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

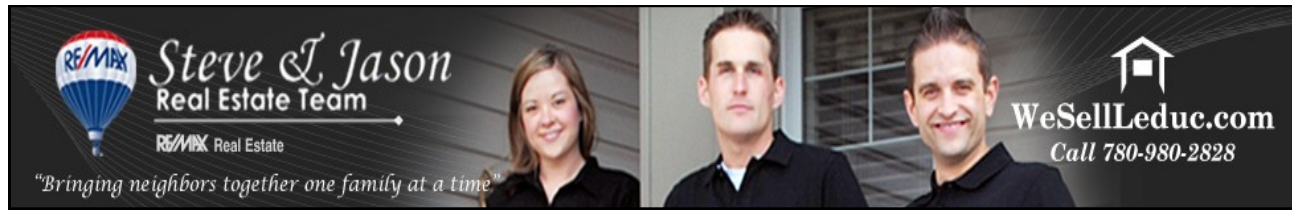
**When:** Wednesday, February 16, 2011 at 7:30am

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

to [rwco@shaw.ca](mailto:rwco@shaw.ca) or 780.980.2828

*Smitty's Breakfast Special on us!*

# Business To Business Networking Offers



**30% off** untill February 2011  
& **50% off** Installs

FREE In-Home Consultation

Leduc: 780.986.0708  
Camrose: 780.679.0487  
Wetaskiwin: 780-361-0102



**Budget  
Blinds**  
"a style for every point of view"

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**Check Out Our  
Website for More  
Great Business  
Referrals we  
support and  
recommend!**

## Client Referral Program

If you refer someone during the month of January, 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  
Sara Korobanik**

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

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

# Featured Listings

## Aspen Creek Comfort

**\$214,900**



Welcome to Aspen Creek! This adorable modular home (dry-walled walls!) is open and inviting, ready to move in and enjoy. HUGE backyard for pets or children or gardening ventures. Inside you'll find warm tones throughout, plush carpet, linoleum and laminate flooring welcome you as soon as you walk in the door. Open high ceilings from living room, kitchen and dining room make entertaining delightful. The kitchen and breakfast bar island is loaded with cupboard space. A master bedroom with large closets and beautiful Jacuzzi ensuite complete this luxurious feel. An extra bedroom and 4 piece washroom complete the space. A double detached garage and a large parking pad with RV space will make winter a breeze. The fenced in backyard with playground set and a deck will keep every family member happy. This home is affordable and covers all the bases, come and see for yourself!

## Warburg Community Living

**\$151,900**



The quiet Community of Warburg provides a great family environment for this 1200 sq ft bungalow. A sunken living room with a brick fireplace, separate dining room area and nice sized kitchen provide loads of space for entertaining. A 4 piece bathroom, 3 bedrooms and an added 2 piece ensuite complete the main floor. Downstairs is partially finished with another bedroom, games room and recreational area. A double detached garage make the winters easier and the landscaped, fenced yard is a large space ready to create. Loads of potential in this home, waiting on the right family to provide a little TLC.

## Wetaskiwin Hillside Bungalow

**\$389,900**



Beautiful hillside bungalow in Grandview Heights on 1.86 acres! This home has been well cared for and pride of ownership is noted when you drive up the driveway. Features such as oak hardwood flooring, skylights, vaulted ceilings and so much more! Three good-sized bedrooms including the master bedroom with 3-piece ensuite and walk-in closet. An extra 4 piece bathroom and 3-piece bathroom, 2 living rooms and 2 kitchens complete with pine cabinets will intrigue you. A Napoleon woodstove with brick surround in the living room for cozy nights. Forced air and boiler system for in-floor heating keep the home warm. Outside is a deck, enclosed patio, large well-kept yard, detached double heated & insulated garage and 29x23 workshop. Drilled well with charcoal and sand filters. Bell & Syphen Septic System. Sit back and enjoy the setting from the front deck with a breathtaking view of rolling hills and farm land.



## Testimonials

"We are glad that we chose Jason and Steve to represent us. From beginning to end, what could be a stressful time, was relaxed and comfortable. They helped us to price our home reasonably and competitively which led to a quick sale. When we did sell our house, they guided us in finding the perfect house to replace it. We are really pleased with the results!"

- The Finnigan Family

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