

Steve & Jason

Real Estate Team



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

P. 780.980.2828

F. 780.980.5115

E. rwco@shaw.ca

www.WeSellLeduc.com

July Newsletter

Edmonton Real Estate Board

Edmonton Housing Market, Marked By High Inventory

July 2010: REALTORS® report normal client activity in the Edmonton real estate market with listings, showings and sales. The residential inventory is approaching record levels set in 2007 but prices held steady in the second quarter with the expectation that they will soften as usual through the fall and early winter. "There was less external pressure on the market from incentives or rate changes last month and as a result the market seems to be operating in a normal controlled manner," said Larry Westergard, president of the REALTORS® Association of Edmonton. "It has been quiet on the news front but very busy in REALTORS® offices as they list client's properties for sale, book showings for buyers and attend open houses. This has not resulted in immediate sales, however, and, in anticipation that this slowdown will continue through the year, we have reduced our 2010 sales forecast by 2,000 units from 21,000 to just 19,000." The slight rise in prices for single family residences in the Edmonton area in May continued in June. SFD prices are up to \$391,497 – an increase of half a percent. In the first half of the year average prices are up over 7.5% and are tracking higher than 2009. Condominium prices peaked in April and then flattened out to match the prices reported in 2009. In June the average condo sold for \$242,644 – down 2.4% month-over-month. Duplex and rowhouse prices of \$306,905 were down 4.6% from last month. Overall, the average residential price was down \$4,795 in a month. As usual prices are expected to soften in the second half of the year as sales activity slows. "With the increased choices that buyers have in the marketplace right now it is that much more imperative that sellers consult with their REALTOR® to make sure their property is priced to attract an offer," said Westergard. There were 9,406 residential properties in inventory at the end of June as a result of 3,473 new residential listings and sales of 1,539 properties. The sales-to-listing ratio was 44%. The average days-on-market was up at 47 days. The record inventory levels were set in September 2007 at 9,913 residential properties available through the Edmonton MLS® System.

"External influences pulled sales activity into the first four months of the year which reduced the demand in May and June. Overall there were 680 less residential sales in the first half of the year as compared to 2009," said Westergard. "Consumers still seem interested in getting into the housing market or moving up but seem to be resting after a confusing period of uncertainty and change in the conditions that surround a property purchase." He emphasised that despite seasonal changes the local market is stabilizing and operating in a normal manner. "The frenetic days of the past few years look to be behind us now and it appears that the more calm, cool and collected market that we are used to in Edmonton is on the horizon".

*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.

Professional Trade and Service People



We receive many requests from our clients for referrals for a variety of Professional Trades and Services. Everything from Painters to Locksmiths. If you know of anyone that is reliable, competent and available to offer the highest service for our clients, please don't hesitate to let us know their name and number!

Keep us in mind for your next referral needs!

Business to Business Networking Offers

GRAND Cru **ORCHARD BREEZIN**
Superfruits

Buy **Grand Cru** 10 L Kits and get **25% off**
Orchard Breezin 7.5 L Kits

Ph: 780-986-1337
tammy@kennellisprings.ca
#110, 5908 - 50 Street
Leduc, AB T9E 0R6

Kennelli Springs
Bottled Water Store

Kennelli Springs Bottled Water Store

save 15% off your **ICE** order for
the month of July

expires July 31, 2010
valid with coupon only (minimum 10 bag order)

Ph: 780-986-1337
tammy@kennellisprings.ca
#110, 5908 - 50 Street Leduc, AB T9E 0R6

AIR FX

Heating & Air Conditioning

Call today to order your Air Conditioning Installation Package with **15% off** or a **Free** Air Excellence Package worth \$150!

780.975.7390 AirFx@shaw.ca

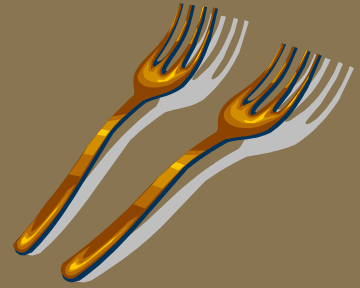
www.AirFXinc.com

15% OFF

Watermelon Summer Salad



- 3/4 cup halved, thinly sliced red onion
- 1 tablespoon fresh lime juice
- 1 1/2 quarts seeded, cubed watermelon
- 3/4 cup crumbled feta cheese
- 1/2 cup pitted black olive halves
- 1/2 cup fresh, chopped mint
- 2 tablespoons olive oil



Directions: Place the onions in a small bowl with the lime juice, let stand for 10 minutes. In a large bowl combine all the ingredients including the onion/lime mixture. Toss to blend. Dig in and be prepared for a pleasant surprise!

Community Events



Main Street Festival will bring you everything you loved about Berry Festival, with new exciting street performances, artist demonstrations and other surprises that only our downtown can provide.

July 17, 2010 11-3pm.

Main Street (50th Avenue) Leduc, Alberta

For more info: 780.980.7177

Cbole@leduc.ca or www.leduc.ca

Client Referral Program

If you refer someone during the month of July, 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
Seward Genge**

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

**Thank you to the Koopmans,
Yvonne Naprawa and RBC
Mortgage Broker - Susan for
your referrals!!**

Featured Listings

Windrose Comfort and Style

\$379,900



Welcome to the beautiful community of Windrose, close to parks, schools, playgrounds, the local golf course and Leduc Common. This 2 storey home is sure to catch your eye with it's warmth and comfort. Plush carpet and linoleum flow throughout the house as well as a nice modern paint tone. The living room is large with a built-in wall unit and gas fireplace for cozy nights. The kitchen and dining room are open and comfortable with patio doors to the deck. The massive easy-to-maintain landscaped yard is beautiful and well maintained with a dog run along the one side of the house for your "best friends". A 2 piece bathroom and separate laundry room are also on the main floor for easy access. The basement is unfinished but ready to create your own plans. Upstairs is a master bedroom with walk in closet and 4 piece ensuite as well as 2 good-sized extra bedrooms and a 4 piece bathroom. The double attached garage is ready to house your toys. This beautiful home awaits you!

Bridgeport With A Park View

\$414,900



Beautiful 2 storey home in Bridgeport backing on and with a view of the park. This 4 bedroom, 2.5 bathroom home is immaculate with warm tones and comfortable touches throughout. Open kitchen concept with stainless steel appliances, hardwood flooring and eating bar island to please the cook in your family. The dining room makes BBQ's easy with patio doors leading to the deck and a backyard with a view of the park. The living room with high vaulted ceilings, built in shelving and gas fireplace will warm the cold nights. A laundry room and a 2 piece bathroom finish the main floor. Up the winding staircase with beautiful railings are the master bedroom, walk-in closet with a 5 piece ensuite and 3 large bedrooms alongside a 4 piece bathroom. Downstairs is unfinished and ready to create your own comfortable space. A double attached garage is fully finished and insulated. This home boasts pride in every room, come and see for yourself!

South Park - Walk Your Kids To School

\$369,900



Welcome to the desired community of South Park. This custom built 4 bedroom bungalow is full of new renovations and upgrades including new hardwood, fresh paint, windows, bathrooms, fencing and all new appliances. Walk into the door of this home and take in the large living room with a beautiful view through the open front window along with a wood fireplace to keep you warm at night. The dining room and kitchen, with all appliances 1 year old are, open and bright with patio doors leading out on to the covered deck welcoming guests for your next BBQ rain or shine. Upstairs you will find the master bedroom with a 2 piece ensuite, 2 extra bedrooms and a 4 piece bathroom updated with modern cabinetry and flooring. Down the stairs is a large entry closet to tuck all those extras away. Downstairs is a family room with loads of space to play or keep your favorite hobby with another wood fireplace, a wet bar, extra bedroom and 3 piece bathroom. Close to schools, playground, REC and more. Come on over!

**Pending &
Sold
Listings!**

Listed at: \$364,900



Listed at: \$332,500



Listed at: \$329,900



www.WeSellLeduc.com