

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



July Newsletter

Edmonton Real Estate Board

REALTORS Optimistic About Strength in the Local Housing Market

July 2011: Economic and other external indicators point to a strengthening of the local real estate market according to the REALTORS® Association of Edmonton.

- Statistics Canada reported that Alberta boasted the highest spike in population in the first quarter with a 0.4% increase. The Conference Board of Canada predicts that housing prices in Edmonton will increase from five to seven percent in the short term although local prices are currently down when compared to last year.
- Although the Bank of Canada seems reluctant to raise interest rates because of the negative impact on exports, CMHC reports that Canadians are budgeting for an interest rate hike.
- While housing prices nationally are up by 8.6% (May figures) Edmonton prices are tracking predictably in a stable market. CIBC is of the opinion that Alberta home prices are over-valued by 17% yet RBC names Edmonton amongst the most affordable major metro markets in Canada.
- A report by Peters and Co. forecast that \$180 billion will be spent on new oilsands projects in the next decade with current oilsands operations and maintenance adding another \$30 billion a year.

“The various reports and indicators can be confusing and contradictory,” said REALTORS® Association of Edmonton President Chris Mooney. “Alberta and Edmonton are often moving in a different direction than the rest of the country and a national statistic or trend may not apply here. REALTORS® are very optimistic about the current market and are prepared to help home buyers and sellers sort through the figures to determine the best housing strategy for each individual or family.” In the first half of the year the average* price of a single family detached home has risen from \$357,540 to \$379,409 while the all-residential price has risen from \$308,497 to \$330,297. However compared to the same-month year-over-year, prices have risen consistently between the levels set in the past two years. In the short term, when compared to the previous month, prices in June were generally stable. Single family homes were up 0.31% from \$378,239 to \$379,409. Condo prices dropped from \$239,782 to \$231,852 (down 3.3% after rising 3.1% in May). Duplex and row house prices climbed slightly from \$295,334 to \$296,689. The all-residential average price dipped 0.5% during the month of June. There were 1,768 residential sales in June with 3,260 listings resulting in a sales-to-listing ratio of 54%. This is compared to 53% in May. There are currently 8,432 residential properties in the MLS® System inventory and days-on-market is slower at 53 days (up from 50 in May). “We know that all real estate is local and homeowners and buyers should focus on local data and local expertise to guide their decisions,” said Mooney. “Is it a good time to buy a home in Edmonton? If your domestic needs have changed and you need to move, then seek professional advice and start the process.”

*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.

Event Calendar

Thank you to ALL who joined us for our
Harry Potter Movie Morning!



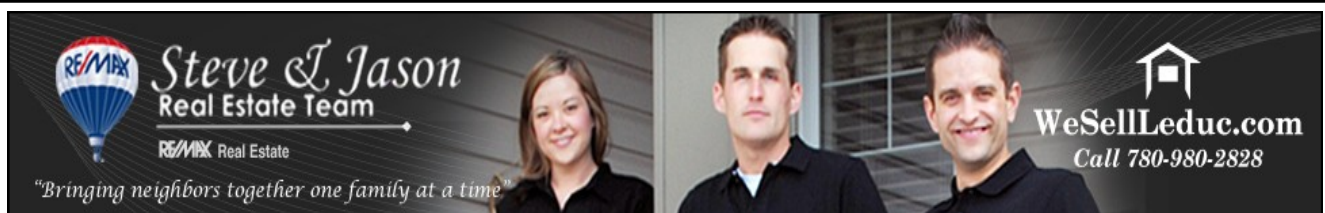
MOVING Never Looked Easier!

Remember, our trailer is **FREE** to 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!



Testimonials



For Sale

Steve & Jason
Real Estate Team

RE/MAX Real Estate (780) 986-2900

WeSellLeduc.com

“This was our first time buying a home, the Team did a fantastic job making it go nice and smooth. Great dedication and trusting support. Thanks guys! A special thanks to Dave MacKenzie, the mortgage broker you suggested for his hard work too!”

- Brendan Chapman & Rachel Van Diest- Buyer – May 2011

To view more testimonials, please see our website: www.WeSellLeduc.com

Business To Business Networking Offers

THANK YOU

To our very Special Businesses that helped make our Harry Potter Movie Morning a Success!

Jennifer Dalkin of Budget Blinds

Cabin To Castle Home Inspection Services

Steady Handy Services

Dave MacKenzie of Dominion Lending

For more information on these businesses please contact our office!

Client Referral Program

If you refer someone during the month of August 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
Sheldon & Angie

our Client Referral Program winner for June!

Thank you to everyone for your referrals!!

www.WeSellLeduc.com

Featured Listings

\$464,900



Windrose
2 Storey + Double Attached Garage
4 Bedrooms, 2.5 Bathrooms

\$489,900



Windrose
Bi-Level + Double Attached Garage
5 Bedrooms, 3 Bathrooms

\$289,900



Caledonia Park
Bungalow + Double Detached Garage
3 Bedrooms, 2 Bathrooms

\$629,900



South Telford
Bungalow + Double Detached Garage
4 Bedrooms, 3 Bathrooms

\$213,500



Calmar
2 Storey Duplex
3 Bedrooms, 1.5 Bathrooms

\$499,900



Lakeside Estates
Bungalow + Double Attached Garage
5 Bedrooms, 3 Bathrooms

\$434,900



Sherwood Park
Bi-Level + Double Attached Garage
4 Bedrooms, 3 Bathrooms

\$299,900



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

\$718,000



Bridgeport
Bungalow + Double Attached Garage
4 Bedrooms, 3 Bathrooms

\$399,900



Lakeside Estates
Bi-Level + Double Attached Garage
5 Bedrooms, 3 Bathrooms

\$349,900



Millet
2 Storey + Double Attached Garage
4 Bedrooms, 3.5 Bathrooms

\$364,900



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

\$575,000



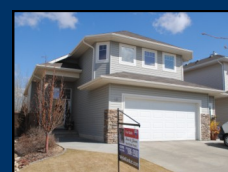
Windrose
2 Storey + Triple Attached Garage
4 Bedrooms, 3.5 Bathrooms

\$199,900



Thorsby
Bungalow with RV Parking
2 Bedrooms, 2 Bathrooms

\$467,500



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

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