

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



March Newsletter

Edmonton Real Estate Board

February Housing Prices Mirror 2009 After Increasing From January

March 2011: It was 2009 all over again if the housing figures released by the REALTORS® Association of Edmonton are any indication. Prices for all categories of residential property sold in February mirrored prices in the same month in 2009 after showing pricing gains from January this year.

Single family detached properties sold for \$359,934 on average* in February; up 1% from January. The February price was down 3.1% from a year ago but close to the \$349,810 price in February 2009. Condo prices followed the same pattern. At \$230,911 on average, condos were up 4.5% from a month ago but down 0.65% year over year. In February 2009, condos sold for \$229,685. The average price for a duplex/rowhouse in February was \$303,440; up 2% from January but down 5.6% from a year ago. In 2009, the February price for this category was \$288,379.

"Sales and prices in early 2010 were pushed up by the impending mortgage rate increases and qualification changes," explained REALTORS® Association of Edmonton President Chris Mooney. "Now that the market is stable, price levels have returned to the 2009 levels. However, the price increases for all housing types from January indicate the slow upward movement that local REALTORS® anticipated."

The all-residential average price (including single family, condo, duplex, townhouse, mobile home and other residential housing types) was up three quarters of a percent from January but down 1.8% from a year ago. However, at \$312,840 it matched the February 2009 price at \$310,488.

REALTORS® listed 2,631 residential properties in February and sold a total of 1,044 properties. Current residential inventory is 6,389 up 13.4% from last month. The sales-to-listing ratio in February was 39% with days on market down from 67 to 58 days. "With the recent announcement by the Bank of Canada that interest rates are not being raised, consumers can have confidence in the strength of the local real estate market," said Mooney. "Call a REALTOR® to begin your house search."

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

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



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

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

Where: Leduc Lanes, 6609 - 45th Street Leduc

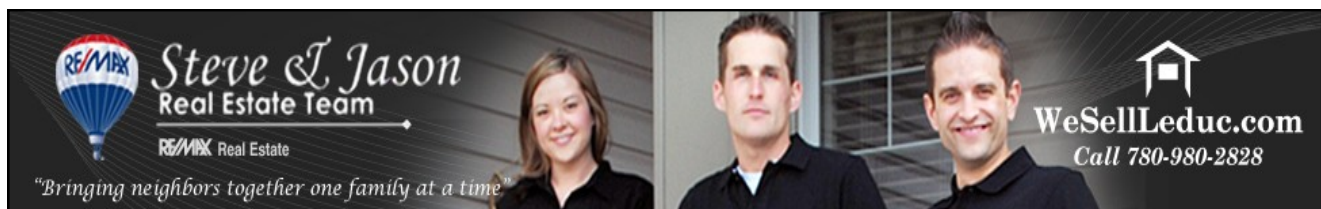
RSVP: by March 30 by **PHONE:** 780.980.2828

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

Complimentary Bowling, Pizza and Prizes

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

Testimonials



For Sale



Steve & Jason
Real Estate Team



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

WeSellLeduc.com

It's great to have Realtors who you can tell care about their clients and want to see them happy! Great job!

- Seller - February 2011

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

Business To Business Networking Offers



Anniecakes

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Custom cakes, cupcakes and cookies. Looking for something special for your next birthday, wedding, anniversary... any occasion? I will work hard to create a special and unique design to suit your needs.

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Client Referral Program

If you refer someone during the month of March, 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

Laura Pawlick

our Client Referral Program winner for February!

Thank you to everyone for your referrals!!

www.WeSellLeduc.com

Featured Listings

\$599,900



Windrose
2 Storey + Triple Attached Garage
4 Bedrooms, 3.5 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

\$329,900



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

\$429,900



Deer Valley
2 Story + Double Attached Garage
4 Bedrooms, 3.5 Bathrooms

SOLD



Leduc Estates
2 Story + Double Attached Garage
4 Bedrooms, 2.5 Bathrooms

\$289,900



New Sarepta
Bungalow + Double Detached Garage
4 Bedrooms, 2 Bathrooms

\$421,900



Bridgeport
Bungalow + Double Attached Garage
5 Bedrooms, 3 Bathrooms

\$414,900



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

\$467,500



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

\$499,900



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

\$389,000



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

\$389,900



South Park
5 Level Split + Double Garage
5 Bedrooms, 3.5 Bathrooms

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