

# Steve & Jason

## Real Estate Team

RE/MAX Real Estate

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## May Newsletter

### Edmonton Real Estate Board

#### Local Housing Market Well Balanced; Able To Meet Reasonable Expectations

**May 2011:** According to the REALTORS® Association of Edmonton, the average price of housing remained relatively stable through April as compared to the previous month. The all-residential average price decreased \$310 to \$327,415; down from \$327,725 in March. Single family home prices decreased \$425 while condo prices rose \$1,305 (0.6%) during the month. Despite the activity the market is balanced without a distinct advantage for either buyer or seller. “Prices and sales usually increase in the second quarter and REALTORS® are busy serving new and repeat customers,” explained REALTORS® Association of Edmonton President Chris Mooney. “The increase in new listings means that there is a good selection of homes to choose from. However, the market is still price sensitive and sellers will have to have a realistic pricing strategy if they are expecting a quick sale.” Residential sales were 1,487 down 7.8%; compared to 1,613 in March. Residential listing activity rose from 2,958 units in March to 3,278 units in April. Inventory of homes on the Multiple Listing Service® increased from 6,885 last month to 7,215 as of April 30.

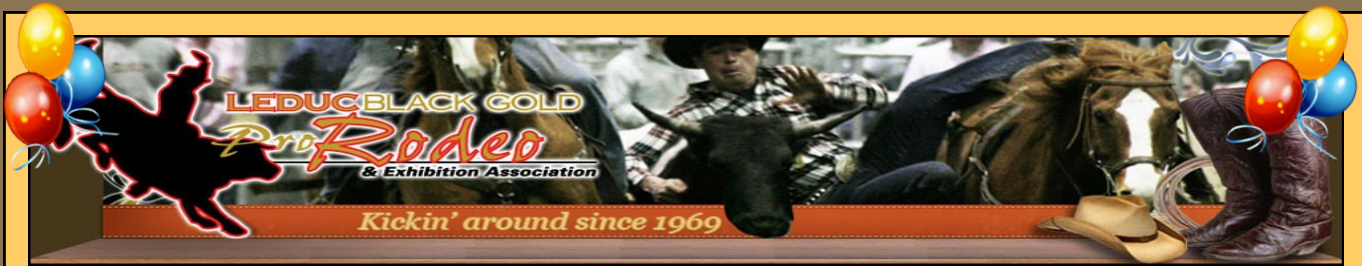
The average\* price of a single family detached home in April was \$379,075 with a median price of \$357,000. Condo average price was \$234,220 with a median of \$220,000. Duplex and rowhouse prices rose on average from \$294,585 to \$300,906, a 2.1% increase. All prices reflected sales across the entire Edmonton region including surrounding communities and counties. “There is a lot of activity in the local market and the situation changes every day and from neighbourhood to neighbourhood,” said Mooney. “Only your REALTOR® has access to the most up-to-date sales activity and sold prices. He or she is prepared to work closely with you to locate your next dream home or sell the property that no longer meets your lifestyle needs.” The average days-on-market in April was 49 days. The residential sales-to-listing ratio was 45% in April and total MLS® System sales were over \$1.822 billion for the year so far.

\*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.*

# Event Calendar



Check out some photos of our Team in the Leduc Black Gold Parade and the amazing kids that joined us as we took our team to the street!

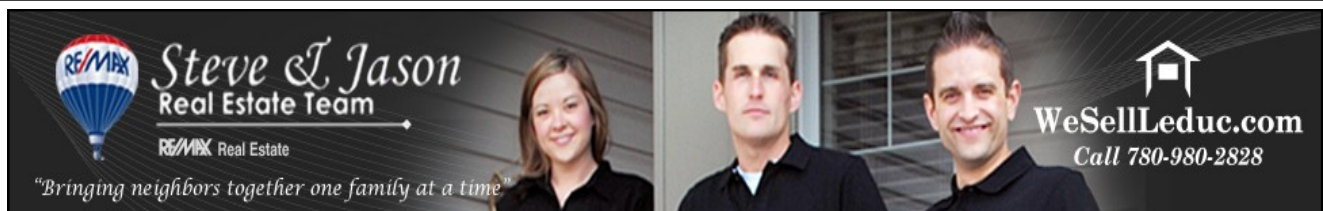
## MOVING Never Looked Easier!

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

“The service you provided me as a realtor was absolutely supreme!!! You were always available for every question I had and solved every problem within a short time. Thank you so much for everything!”

*Marg Lefebvre- Seller – May 2011*

To view more testimonials, please see our website: [www.WeSellLeduc.com](http://www.WeSellLeduc.com)

## *Business To Business Networking Offers*

### **Steddy Handy Services**

**Steve & Jason Real Estate Team**  
**Clients Receive a Free Deck Design!**

Call today to order the  
installation of a new deck  
or patio!

Get ready for BBQ  
Season!

\*\*\*\*\*

**780-906-7411**

**780-975-0707**



# AIR FX Inc

Heating & Air Conditioning

Use this Ad for **\$500 OFF** an  
Air Conditioner Install if  
installed in the month of May!

**780.975.7390**

**AirFx@shaw.ca**

**www.AirFXinc.com**

**\$500 OFF**

## *Client Referral Program*

If you refer someone during the  
month of May, 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](mailto:rwco@shaw.ca) with the  
Name & Number of your referral!!

***Congratulations to***  
**Jackie Martineau**

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

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

# *www.WeSellLeduc.com*

# Featured Listings

**\$499,900**



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

**\$389,900**



**Rural Wetaskiwin County**  
Bungalow 1.86 Acres  
3 Bedrooms, 3 Bathrooms

**\$389,000**



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

**\$479,900**



**Windrose**  
2 Story + Double Attached Garage  
4 Bedrooms, 2.5 Bathrooms

**\$399,900**



**Deer Valley**  
Bi-Level + Double Attached Garage  
3 Bedrooms, 3 Bathrooms

**\$409,900**



**Bridgeport**  
2 Storey + Double Attached Garage  
3 Bedrooms, 2.5 Bathrooms

**\$467,500**



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

**\$695,900**



**Lakeside Estates**  
Bungalow + Double Attached Garage  
4 Bedrooms, 2.5 Bathrooms

**\$209,900**



**Alexandra Park**  
Condo in 25+ Adult Building  
2 Bedrooms, 1 Bathrooms

**\$169,900**



**Suntree**  
Modular Home  
3 Bedrooms, 2 Bathrooms

**\$421,900**



**Bridgeport**  
Bungalow + Double Attached Garage  
5 Bedrooms, 3 Bathrooms

**\$264,900**



**Bridgeport**  
2 Storey Townhouse + Single Garage  
3 Bedrooms, 2.5 Bathrooms

**\$575,000**



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

**\$474,900**



**Bridgeport**  
2 Storey + Double Attached Garage  
3 Bedrooms, 2.5 Bathrooms

**\$414,900**



**Deer Valley**  
2 Storey + Double Attached Garage  
4 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](http://www.WeSellLeduc.com)