

# Steve & Jason

## Real Estate Team



RE/MAX Real Estate

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## November Newsletter

### Edmonton Real Estate Board

#### October Real Estate Market Slower, But Not At All Scary

**November, 2011:** In October the streets are overrun with ghoulish figures and scary characters but homeowners had no reason to fear the local housing market. Average prices for all types of residential property softened in October as part of the seasonal trend. In October the average\* price of a single family detached home dipped lower than the two previous years and the previous month. The average price of a condo also dropped below the two previous same-month levels and was \$15,500 below the price at the start of 2011. Over-all, the average residential price dropped to the lowest point since March but was \$2,500 above the same figure in 2010.

- SFD average price \$362,897 (down 3.4% m/m), median price \$346,500
- Condo average price \$223,892 (down 4.4% m/m), median price \$210,500
- Duplex/row house average price \$309,474 (up 4.7% m/m) , median price \$308,000
- All-residential average price \$319,985 (down 3.9% m/m), median price \$312,500

"The balanced market continues as evidenced by the same number of residential sales in October 2011 and October 2010," said REALTORS® Association of Edmonton President Chris Mooney. "Although there are initial signs of labour shortages in the service sector, we are optimistic about real estate performance. As job openings increase in Alberta, people will again start to move here and drive real estate sales up." The sales-to-listing ratio was up 2% to 54% in October and the days-on-market figure rose from 56 in September to 59 in October. Residential listings were down in October compared to last year and as a result the available inventory dropped from 8,062 in September to 7,296 at the end of October. There were 1,170 residential sales in October compared to 1,169 in October 2010. Listings dropped from 2,218 in October 2010 to 2,166 this year. "My colleagues and I are out in the marketplace every day, talking to buyers and sellers," said Mooney. "We see some reluctance from clients who have their eye on other markets but those who focus on the local figures see the strength, stability and opportunity that support a decision to invest in real estate." There are 3,124 REALTORS® active in the Edmonton area who can assist with a real estate transaction.

\*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



## Santa Claus Parade

Friday, November 25th from 7-9pm  
50th Avenue and Alexandra Park

*Come out for a fun-filled, festive parade through historic downtown. Hot chocolate, wagon rides and pictures with Santa to follow at the Alexandra arena.*

## Testimonials

**Steve & Jason**  
Real Estate Team  
RE/MAX Real Estate  
#8, 5901-50, Leduc, Alberta Phone: (780) 980-2828 Fax: (780) 980-5115  
"Bringing neighbours together one family at a time"

For Sale  
Steve & Jason  
Real Estate Team  
RE/MAX Real Estate (780) 986-2900  
WeSellLeduc.com

We were very satisfied with The Steve & Jason Team, they were very friendly and helpful for the purchase of our new home. We will definitely use them again to buy and will tell all our friends to also!

**- Horst & Angelika - Buyers**

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

## *Business To Business Networking Offers*

### *Global Dreams*

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this Christmas...**



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**Deck the halls with fruit!**



*Get into the Holiday Spirit early this Christmas  
and choose from a variety of fruit arrangements  
to please every member of your family!*

**#5, 6201 50 Street Leduc, AB  
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**Free Delivery  
in Leduc/Nisku  
if order is in by  
December 1st!**

## *Client Referral Program*

**If you refer someone during the  
month of November 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  
Cara-Leigh Therrien***

***Our Client Referral  
Program winner for  
October!***

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

***[www.WeSellLeduc.com](http://www.WeSellLeduc.com)***

# Featured Listings

**\$120,000**



**Suntree - Aspen Creek**  
Double Wide Modular  
3 Bedrooms, 2 Bathrooms

**\$314,900**



**SOLD**

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

**\$169,000**



**Thorsby**  
Bungalow with RV Parking  
2 Bedrooms, 2 Bathrooms

**\$109,900**



**Willow Park**  
Single Wide Mobile  
2 Bedrooms, 2 Bathrooms

**\$459,900**



**Windrose**  
Bungalow + Double Attached Garage  
2 Bedrooms, 2 Bathrooms

**\$177,500**



**SOLD**

**North Telford**  
Bungalow + RV Parking  
2 Bedrooms, 1 Bathroom

**\$479,900**



**Windrose**  
2 Storey + Double Attached Garage  
3 Bedrooms, 3.5 Bathrooms

**\$415,000**



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

**\$205,000**



**Calmar**  
1/2 Duplex + Parking Stall  
3 Bedrooms, 1.5 Bathrooms

**\$449,900**



**Lakeside Estates**  
2 Storey + Double Attached Garage  
4 Bedrooms, 3.5 Bathrooms

**\$127,900**



**Rural Wetaskiwin County**  
Jubar Estates Subdivision  
5.56 Acres of Land

**\$169,900**



**Alexander Park**  
Single Level Apartment + Stall  
2 Bedrooms, 1 Bathroom

**\$312,500**



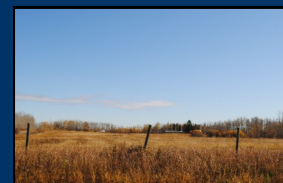
**Tribute**  
2 Storey + Double Detached Garage  
3 Bedrooms, 1.5 Bathrooms

**\$239,900**



**Devon**  
Bungalow with Parking Stall  
4 Bedrooms, 2 Bathrooms

**\$399,900**



**Rural Strathcona County**  
Bungalow on 17.67 Acres  
3 Bedrooms, 1 Bathrooms