

# Steve & Jason

## Real Estate Team

RE/MAX Real Estate

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## November Newsletter

### Edmonton Real Estate Board

#### Month-Over-Month Price Drop Brings Properties To 2009 Housing Price Levels

**November 2010:** Although the all-residential average price dropped 3% in October, average prices are almost exactly what they were a year ago. Single family dwellings were sold on average for \$365,691 which is just \$1,434 less (-0.39%) than October 2009. Condos sold in October for about \$2,000 less (-0.9%) than a year earlier at an average price of \$235,893. "Stability is the key word for the Edmonton housing market," said Larry Westergard, president of the REALTORS® Association of Edmonton. "Prices this fall are matching almost dollar for dollar with prices for the past two years. But I am pleased to report that the inventory dropped 10.6% in October, and as it returns to a more normal level, prices will start to move."

The average\* all residential price in October was \$317,422 as compared to \$327,235 in September. It was less than one percent lower than the October 2009 price of \$320,184. Listing activity continued to slow with just 2,269 residential properties added in October. There were 1,077 residential sales for a sales-to-listing ratio of 44.5%. Total residential inventory was 7,689 properties at the end of October as compared to 8,602 the month prior. The average days-on-market went up to 60 days from 56 last month. The all-residential median price rose from \$306,500 in October 2009 to \$308,000 last month. "This rise in the median price stretched the range of the lower end of the market," said Westergard. "Yet REALTORS® still found 529 properties priced under \$300,000 for buyers with smaller budgets or modest housing needs in October. There is still a home suitable for every buyer in this market." There were 32 sales of residential properties priced at over \$750,000 during the same month.

\*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.*

# Coming Soon To A "Client Appreciation Party" Near You!!



## Harry Potter

### And The Deathly Hallows Part 1.

A Client Appreciation gift from our Team to our Clients! A "Thank You" for your business, your referrals and your friendship.

**When:** Saturday, November 20th, 2010

**8:30am:** Complimentary Breakfast

**9:30am:** Complimentary Harry Potter Movie

**Where:** Leduc Cinemas

4702 - 50th Street, Leduc

**RSVP:** [rwco@shaw.ca](mailto:rwco@shaw.ca) or [980.2828](tel:980.2828)

Before November 17th!

*Food Bank Donations accepted!*

## Community Events



We've just finished the weekend at the Leduc Home & Leisure Expo and wanted to express our thanks for your continued support! We met with quite a few of our clients, family and friends this weekend and it was a great way to spread the word about how excited we are about our business. We look forward to working with you again in the near future!

### *Complimentary Home Evaluation*

Current Days on Market for **Leduc**:

54 Days

Current Days on Market for **Our Team**:

43 Days

*Call our office for your Free  
Evaluation today!!*

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## *Client Referral Program*

If you refer someone during the month of November, your name will be entered to win a

**\$100 Gift Card for**

**THE KEG<sup>®</sup>**  
STEAKHOUSE & BAR

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**

**Lyle Walker**

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

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

# Featured Listings

## Grandview Heights Hillside View

**\$389,900**



Beautiful hillside bungalow in Grandview Heights on 1.86 acres! This home has been well cared for and pride of ownership is noted when you drive up the driveway. Features such as oak hardwood flooring, skylights, vaulted ceilings and so much more! Three good-sized bedrooms including the master bedroom with 3-piece ensuite and walk-in closet. An extra 4 piece bathroom and 3-piece bathroom, 2 living rooms and 2 kitchens complete with pine cabinets will intrigue you. A Napoleon woodstove with brick surround in the living room for cozy nights. Forced air and boiler system for in-floor heating keep the home warm. Outside is a deck, enclosed patio, large well-kept yard, detached double heated & insulated garage and 29x23 workshop. Drilled well with charcoal and sand filters. Bell & Syphen Septic System. Sit back relax and enjoy this beautiful setting from the front deck with a breathtaking view of rolling hills and farm land.

## Aspen Creek Affordability

**\$214,900**



Welcome to Aspen Creek! This adorable modular home (dry-walled walls!) is open and inviting, ready to move in and enjoy. HUGE backyard for pets or children or gardening ventures. Inside you'll find warm tones throughout, plush carpet, lino and laminate flooring welcome you as soon as you walk in the door. Open high ceilings from living room, kitchen and dining room make entertaining delightful. The kitchen and breakfast bar island is loaded with cupboard space. A master bedroom with large closets and beautiful Jacuzzi ensuite complete this luxurious feel. An extra bedroom and 4 piece washroom complete the space. A double detached garage and a large parking pad with RV space will make winter a breeze. The fenced in backyard with playground set and a deck will keep every family member happy. This home is affordable and covers all the bases, come and see for yourself!

## Windrose Backyard Dream

**\$499,900**



Beautifully upgraded home in Windrose! Walk in the door of this home and you will be astounded at the extra custom built features it has to offer. Plush carpet, hardwood flooring and ceramic tile flow through each room. The main floor boasts an open floor plan with the kitchen, dining area, living room and cozy fireplace making it easy for entertaining. A 2-piece bathroom and laundry room complete the main level. Upstairs is bonus room with a second fireplace and built-in TV area, a master bedroom with Jacuzzi ensuite. Two bedrooms and a 4-piece bathroom complete the top level. The basement is fully developed with a fourth bedroom, 2 piece bathroom and large family room including a THIRD fireplace. The backyard is professionally manicured with beautiful walkways, patios, deck and gazebos set up for a hot tub. The driveway is loaded with parking space for an RV and inside the 23'x26 garage is a hobby man's dream with a wall of shelving, bench area and checkered floor. This home will amaze you!

# Sold Listings!

Listed at: \$449,900

Listed at: \$299,900

Listed at: \$529,000



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