

# Steve & Jason

## Real Estate Team

RE/MAX Real Estate

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## September Newsletter

### Edmonton Real Estate Board

#### August Figures Show That Local Real Estate Prices Remain Stable Over The Years

**September, 2011:** The average\* price of a single family home has remained remarkably stable for the past four years according to figures released by the REALTORS® Association of Edmonton. The average selling price in August has varied from a high of \$372,000 in 2008 to the low of \$367,700 in 2009. Last month SFDs sold on average for \$370,438. Prices have varied within a range of just over one percent.

"Consumers are wary in the face of uncertainty in the global economic markets and they receive constant reminders from federal officials about the dangers of carrying too much debt. Other real estate markets have seen recent boom and bust cycles that are not evident in our local market," said REALTORS® Association of Edmonton President Chris Mooney. "Residential property is holding its value and the economic prospects for the Alberta and Edmonton markets show real growth potential in the next few years."

Condo prices have slipped seven percent since 2008 because of an oversupply and lack of demand resulting from tighter mortgage qualification rules. In August 2008, the average price for a local condo was \$248,000. This past August it was just \$231,735. Overall, the all residential price has varied from \$329,600 in 2008 to \$324,217 this year (August figures).

In August 2011, there were 969 single family homes reported sold through the Multiple Listing Service® with 428 reported condo transactions with a total of 1,507 reported sales of all types of residential property. There were 1,564 total residential sales in July 2011 reflecting the typical pattern of slower sales as we head into fall.

"A stable market place and slightly lower prices combined with a slower sales cycle means that there are homes available in all price ranges," said Mooney. "The residential median price (\$315,000) remained almost the same as the previous month while the average prices dropped. This indicates that there is a softening of prices at the upper end of the market. Under these conditions, sellers with property priced below the average price for their property type and location will attract more attention and get a quicker sale."

The sales to listing ratio notched up four percent to 51% as a result of steady listing activity and the typical sales cycle stretched to an average of 57 days-on-market indicating slower sales in August.

\*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

You are invited to  
*Steve & Jason's*  
**'Corny' Fall BBQ**

**Who:** Clients, Friends and Family of the  
Steve & Jason Real Estate Team

**Where:** Amazing Corn Maze, HWY 2A & TWP 484

**When:** Sunday, October 2nd, 2011 from 1-4pm

**RSVP:** Contact our office by September 28th to  
[rwco@shaw.ca](mailto:rwco@shaw.ca) or [780.980.2828](tel:780.980.2828)

Eat at the BBQ, Walk through the  
**CORN MAZE** and leave with a  
surprise!

**Food Bank Donations**  
**are Accepted!!**



## **Leduc Fall Food** **Round Up**

- Monday, October 3rd -

**Our Team will be collecting Food  
and Financial Donations for the Food Bank.  
Bring a donation to our office to help us FILL  
up our trailer for the Community!**

**C'mon Pard'ners - Grab your Horse,  
Grab your Family and  
Grab some GRUB!**

## Testimonials



*Steve & Jason*  
Real Estate Team

RE/MAX Real Estate

"Bringing neighbors together one family at a time"



  
**WeSellLeduc.com**  
Call 780-980-2828



**For Sale**

*Steve & Jason*  
Real Estate Team

RE/MAX  
Real Estate

(780) **986-2900**

**WeSellLeduc.com**

"We found the experience a positive one! The weekly calls and feedback were great. It helped us know we were doing all the right things. Thanks, we recommend your services to anyone looking for a realtor!"

- Billy & Christy Kidd - Seller - July 2011

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

## *Helping our Community....In Times Of Need*



Late Captain Blair Rutherford

Our hearts go out to an incredible family in Leduc while they mourn the loss of their father and husband, Captain Blair Rutherford who was killed in the plane crash of First Air Flight 6560 near Resolute Bay on August 20th. As a familiar face and neighbor we can't help but reach out to this family in their time of need. Our sincere condolences to Tatiana, Hannah (11) and Noah (9). Memorial donations can be made in trust for Noah and Hannah at the Royal Bank of Canada. Please help us fill their void.

On August 21st at 2am in Leduc, Alberta an arsonist started a fire that engulfed 6 homes, leaving all 6 families homeless and in great need. The City of Leduc has come together with a goal in supporting this incredible cause by opening The Sunrose Lane Fire Trust Fund at the Alberta Treasury Branch. Anyone wishing to donate funds in support of the Families can drop by any ATB in Alberta to make a donation. For more information about the Sunrose Lane Fire Trust please contact Michael White at 780-980-4285 or visit [www.leduc.ca](http://www.leduc.ca). Where would you go if you had no home?

### **Sunrose Lane Fire Trust**



## *Client Referral Program*

If you refer someone during the month of September 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  
Kevin & Susan Walters***

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

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

***www.WeSellLeduc.com***

# Featured Listings

**\$464,900**



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

**\$434,900**



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

**\$278,900**



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

**\$119,900**



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

**\$467,500**



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

**\$349,900**



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

**\$259,900**



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

**\$316,900**



**Corinthia Park**  
Bi-Level + Double Detached Garage  
4 Bedrooms, 2 Bathrooms

**\$475,000**



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

**\$475,000**



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

**\$314,900**



**Willow Park**  
4 Level Split + Double Detached Garage  
4 Bedrooms, 2.5 Bathrooms

**\$339,900**



**Edmonton Half Duplex**  
2 Storey + Double Detached Garage  
3 Bedrooms, 2.5 Bathrooms

**\$264,900**



**Millet**  
4 Level Split + Double Detached Garage  
3 Bedrooms, 1 Bathrooms

**\$179,000**



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

**\$529,000**



**Windrose**  
2 Storey + Double Attached Garage  
5 Bedrooms, 2.5 Bathrooms

For more information on our listings, please call our office at 780.980.2828 or view our website at [www.WeSellLeduc.com](http://www.WeSellLeduc.com)