



**RE/MAX**  
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## Monthly Real Estate Update - January 2012

REALTORS® Association sees real estate market provide a stable and healthy base for 2012!

- SFD average price \$364,803 (down 0.25% m/m), median price \$352,000
- Condo average price \$227,679 (down 0.10% m/m), median price \$218,00
- Duplex/row house average price \$282,620 (down 8.14% m/m) , median price \$279,900
- All-residential average price \$316,415 (down 4.43% m/m), median price \$303,000

-January 4, 2012 Realtors Association of Edmonton

### AVERAGE SELLING PRICE - SINGLE FAMILY **December**

**-0.25%**  
**\$931**



FROM November

2011

**\$364,803**

2010

**\$357,636**

2009

**\$365,241**

### AVERAGE SELLING PRICE - CONDOS **December**

**-0.10%**  
**\$222**



FROM November

2011

**\$227,679**

2010

**\$225,641**

2009

**\$240,796**

### AVERAGE SELLING PRICE - DUPLEXES **December**

**-8.14%**  
**\$25,058**



FROM November

2011

**\$282,620**

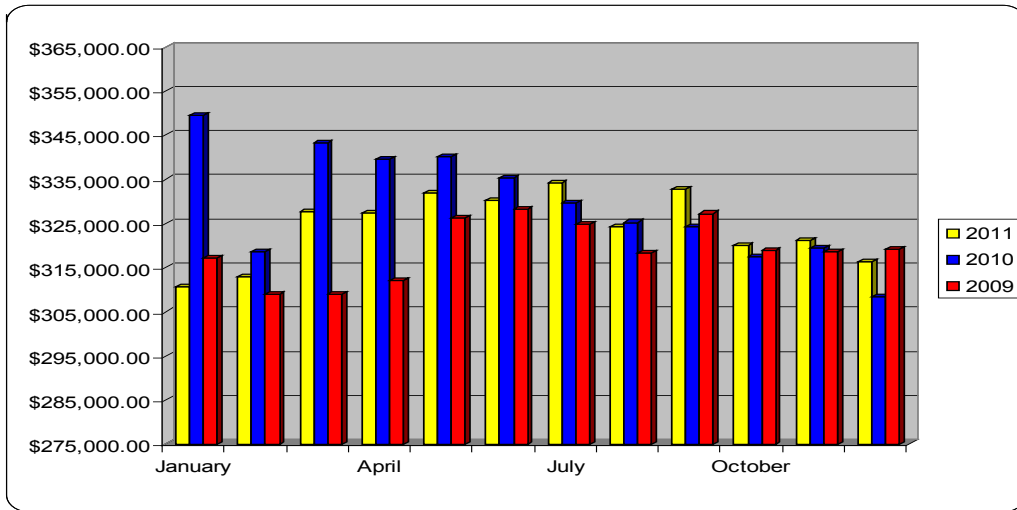
2010

**\$313,100**

2009

**\$290,384**

# Average Residential Selling Price



In December the overall average selling price adjusted downwards slightly to \$316,415 an adjustment of 0.25% decrease from the November (\$321,135) sales figures.

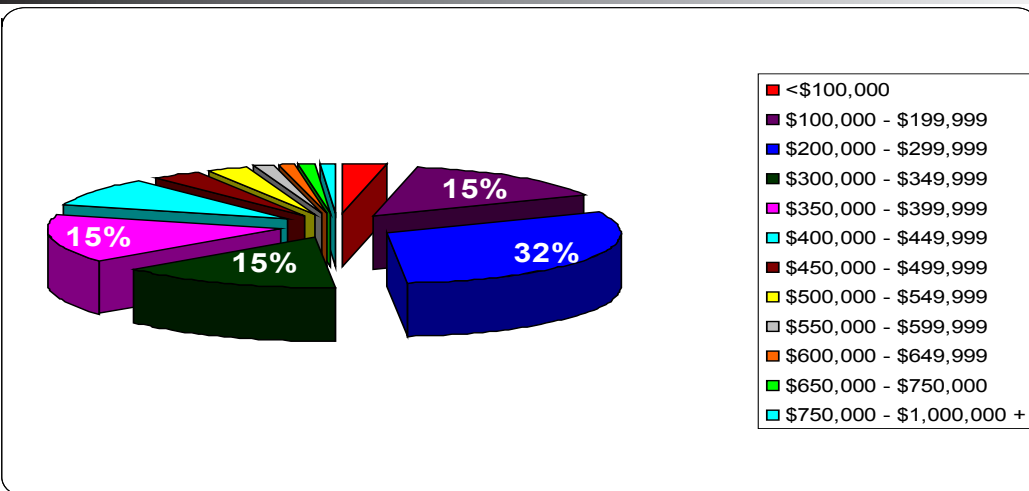
## Bankruptcies Continue Their Descent

Filing for bankruptcy can be one of the most difficult decisions people are forced to make. And fortunately, as of the most recent reading, consumer bankruptcies in Alberta were at a more than three year low.

A total of 515 Albertans were forced to file for bankruptcy in October 2011, the lowest amount since August 2008. The number of insolvencies has been on a steady downward trend since the recession and on data through to October it is down by 14% year-over-year in 2011.

- ATB Financial Weekly Economic Bulletin January 11, 2011

# Residential Sale Price Breakdown



This chart breaks down the specific price ranges and identifies the percentage of sales in each price range. 82.02% of all residential MLX sales in December were under \$400,000.

## Alberta Employment in 2011

Throughout 2011, Alberta was without question the jobs engine of the Canadian economy. For the entire year the average level of employment was 3.8% higher than it was in 2010—the comparable figure for Canada was a gain of only 1.5%. Alberta showed strong growth in almost every sector, and particularly in trade, health care, and manufacturing. Only the public sector and utilities finished the year with fewer jobs than December 2010.

Still, the pace of job creation in Alberta has moderated significantly throughout the year—particularly since June when there was a monthly gain of 22,000. And while Alberta is still expected to add jobs in 2012, the slower pace of job creation is likely to continue this year.

- ATB Financial Weekly Economic Bulletin January 6, 2011



As the official real estate sponsor of the Children's Miracle Network, RE/MAX helps more than 17 million children treated at Children's Miracle Network hospitals each year.

RE/MAX affiliates everywhere participate in fundraisers to assist the cause and take part in such initiatives as the Miracle Home Program, where they pledge a contribution to the Children's Miracle Network on behalf of each transaction.

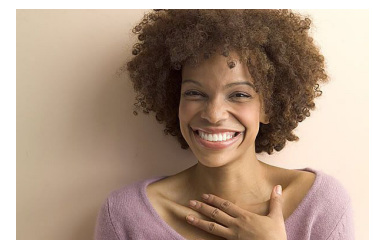
I am honored to contribute a portion of each transaction to this worthy cause!



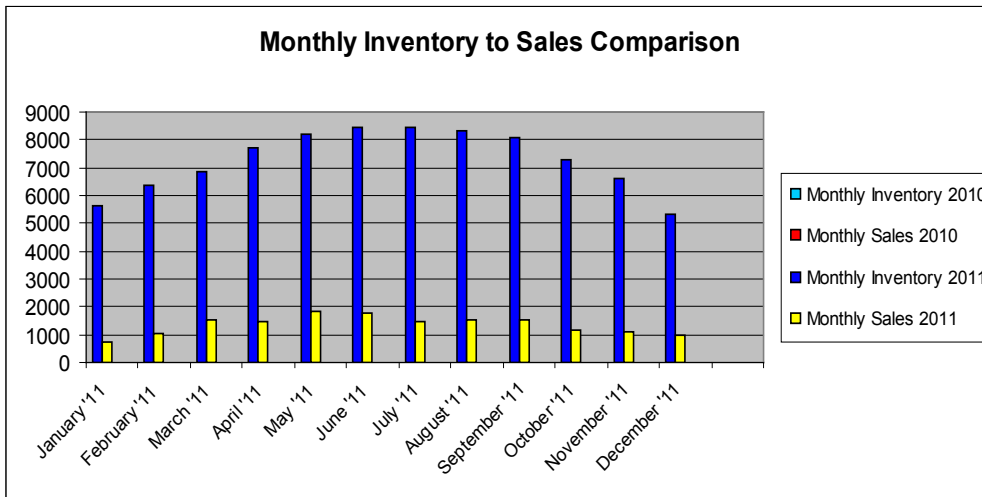
As a part of the Canadian Breast Cancer Foundation's popular 'Race for the Cure' series, RE/MAX co-sponsors the Survivor Recognition Program.

The RE/MAX corporate logo appears on the signature pink t-shirts, ball caps and back signs, to honor those who have battled and survived this terrible disease.

I feel great knowing my support is helping as many people in need as possible!



# Monthly Inventory to Sales Comparison



**Multiple** sclerosis is a complex disease. While it is most often diagnosed in young adults, aged 15 to 40, it affects children, some as young as two years old. The impact is felt by family, friends and by the community. MS is unpredictable, affecting vision, hearing, memory, balance and mobility. Its effects are physical, emotional, financial, and last a lifetime. There is no cure.

This disease affects my family personally and I want to do my part in finding the cure.



As of December 31, 2011 5316 homes were listed on the MLS system. December homes sales totalled 827 compared to 1,133 in November. Days-on-market was 64 days (November 59).

The average residential price (including all SFD, condo, duplex, townhouse properties sold in the Greater Edmonton Area) was \$316,415: down from November by 1.5%. There were 1,085 properties listed and 827 sold in December. There were 1,088 listings and 829 sales in December 2010. With slower sales the Days-on-market was 65 and the sales-to-listing ratio was a high for the year of 76.2%.

-January 4, 2011 Realtors Association of Edmonton

## 1014 DOWNEY WAY

MLS #: E3283673

\$599,900.

A beautiful custom built 1713 sq ft bungalow by Hillview Homes in the community of Donsdale. This 5 bdrm/3 bath quality built home features an oversized triple garage, open foyer with 14 foot ceilings, a fantastic open floor plan with tile and hardwood throughout, a perfect dream kitchen with stainless steel appliances, a corner pantry, and a large eating bar/Island. Also features 2 dining areas, eat in kitchen with a view of the yard, or a more formal enclosed dining space for a more intimate setting. Elegant & spacious living room w/ gorgeous gas FP w/floor to ceiling stone mantle, and large windows overlooking the yard. The main floor has a second bedroom & den and a 4pc bath. Master bedroom boasts a large 5pc ensuite with double sinks, soaker tub, separate shower, and a large walk-in closet. The professionally finished basement has a large family room, 3 fair sized bedrooms, a spacious storage room, and 4pc bath. This upscale home is a must see!

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