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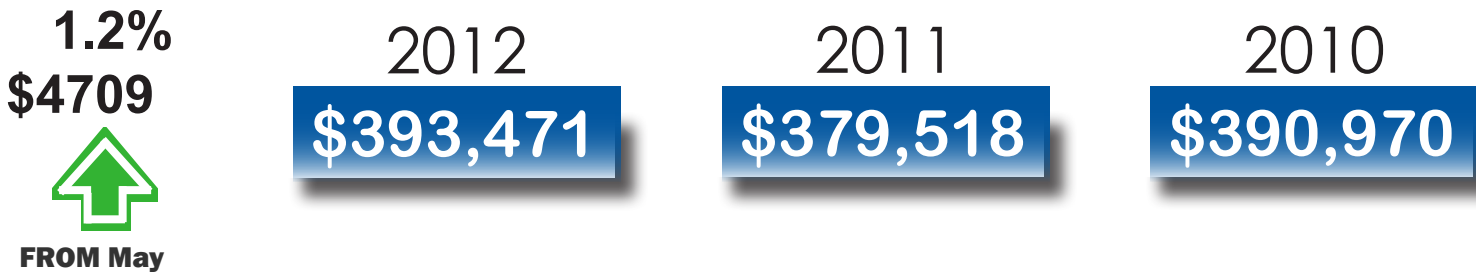
Monthly Real Estate Update - July 2012

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

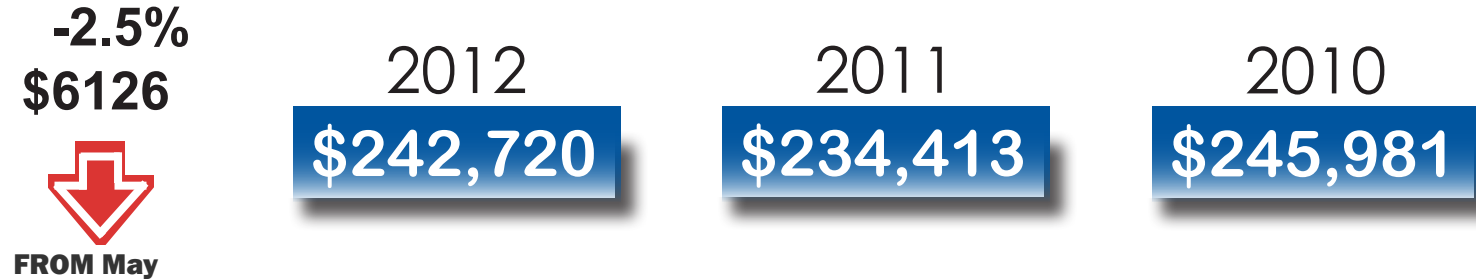
- SFD average price \$393,471 (up 1.2% m/m), median price \$369,900.
- Condo average price \$242,720 (down -2.5% m/m), median price \$230,000.
- Duplex/row house average price \$318,223 (up 2.33% m/m) , median price \$304,000.
- All-residential average price \$342,014 (down -1.8% m/m), median price \$325,000.

- July 4, 2012 Realtors Association of Edmonton

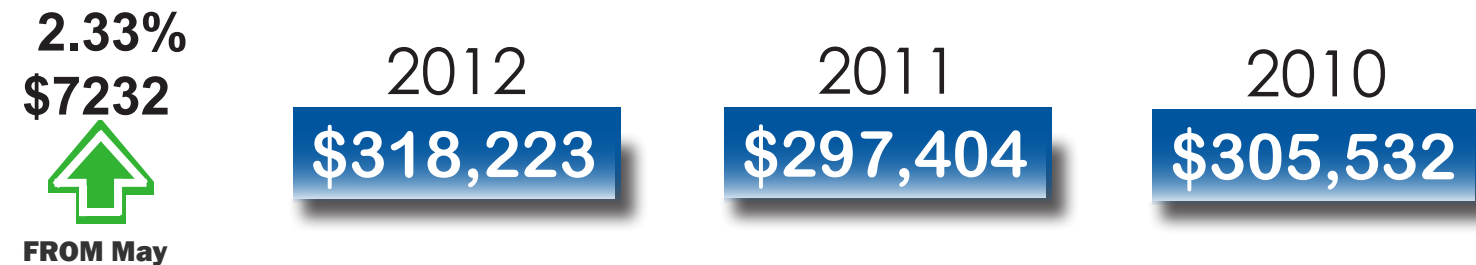
AVERAGE SELLING PRICE - SINGLE FAMILY **June**



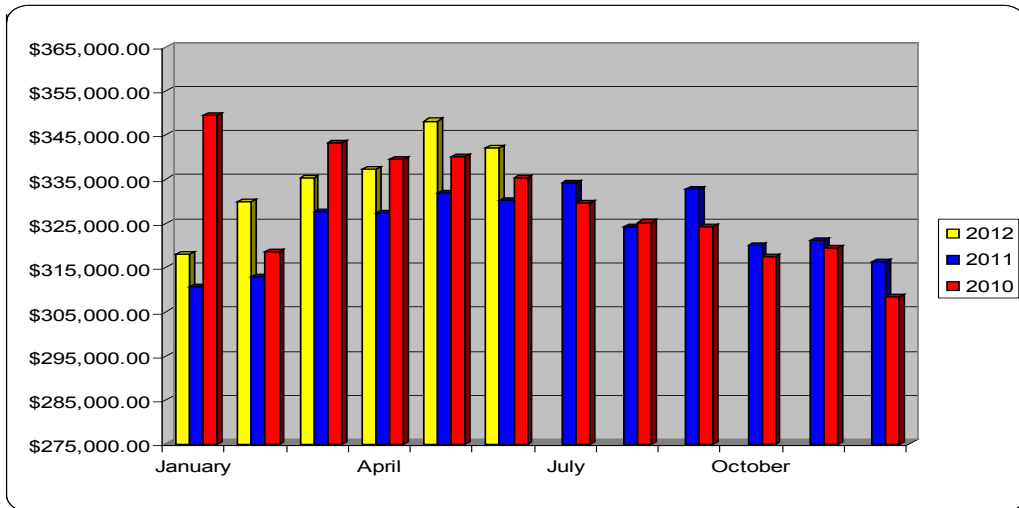
AVERAGE SELLING PRICE - CONDOS **June**



AVERAGE SELLING PRICE - DUPLEXES **June**



Average Residential Selling Price



In June the overall average selling price adjusted downwards to \$342,014 an adjustment of 1.8% decrease from the May (\$348,196) sales figures.

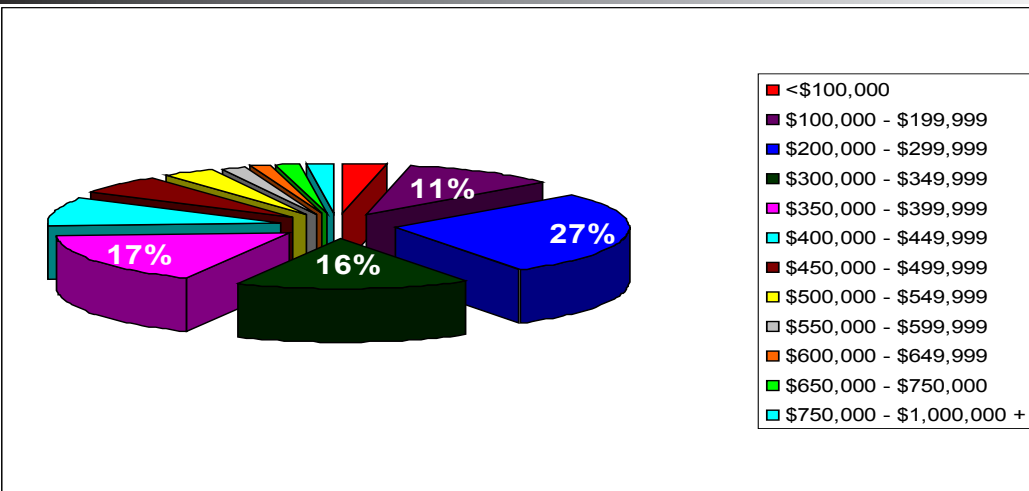
Changes to Mortgage Financing Rules for Insured Loans

Jim Flaherty, Minister of Finance, announced the following changes to the standards governing government-backed insured mortgages:

- the maximum amortization period was reduced from 30 years to 25 years;
- the maximum amount Canadians can withdraw in refinancing their mortgages was lowered to 80 per cent from 85 per cent of the value of their homes;
- the maximum gross debt service ratio was fixed at 39 per cent and the maximum total debt service ratio at 44 per cent; and
- the availability of government-backed insured mortgages was limited to homes with a purchase price of less than \$1 million.

- AREA June, 2012

Residential Sale Price Breakdown



This chart breaks down the specific price ranges and identifies the percentage of sales in each price range. 74.21% of all residential MLX sales in June were under \$400,000.

Federal Government Tightens Mortgage Terms

The federal government is moving once again to tighten mortgage lending rules, announcing it's reducing the maximum amortization period for a government-insured mortgage to 25 years from 30 years.

The decision follows warnings from banks about an overheated housing market and rising household debt levels.

The changes, announced by Finance Minister Jim Flaherty, are the third time the government has reduced the maximum amortization period in the last four years, ratcheting it back from 40 years to 35 in 2008, and then further reduced to 30 years in 2011.

Reducing the amortization period will increase monthly payments, but reduce the amount of total interest paid on a mortgage. The government expects less than five per cent of home buyers will be affected by the changes.

- Postmedia News June 21, 2012



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

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.

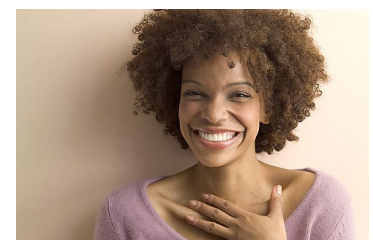
I am honored to contribute a portion of each transaction to this worthy cause!



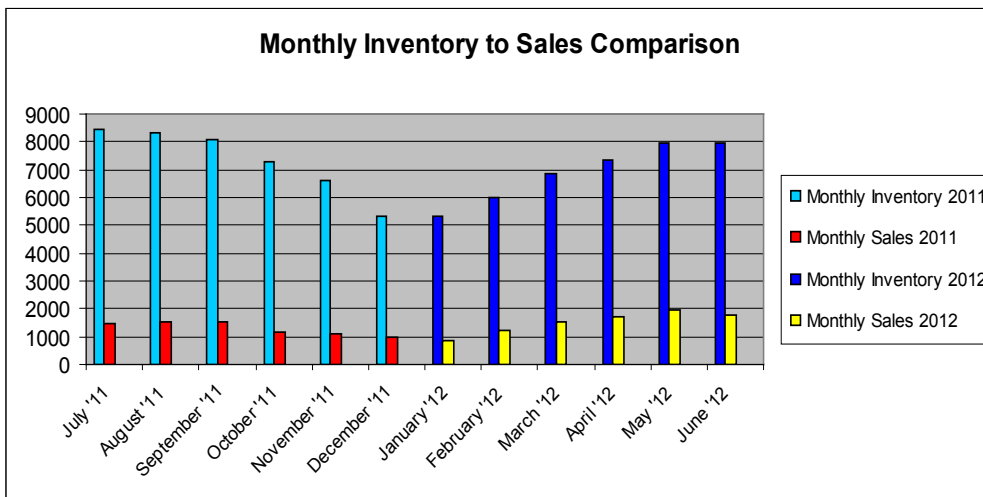
As a part of the Canadian Breast Cancer Foundation's popular 'Race for the Cure' series, RE/MAX co-sponsors the Survivor Recognition Program.

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



As of June 30, 2012 7930 homes were listed on the MLS system. June homes sales totalled 1874 compared to 1983 in May. Days-on-market was 51 days (May 49).

Edmonton, July 4, 2012: At the end of the first half of the year, housing prices in all residential categories are up from the same time last year. On average, residential prices are 3.2% higher than June of last year. The all-residential average price was \$342,014 in June while single-family detached homes sold for \$393,471, up 3.7% year-over-year.

The median price for a single family detached home was up 2.0% year-over-year at \$369,900 while the condo median price was up 4.6% at \$230,000 as compared to last year. The average price for a condo in the Edmonton area dipped 2.5% since May to \$242,720. Duplexes and rowhouses were priced on average about 7% higher than last year at \$318,223.

There were 3,211 residential properties listed in June and 1,874 sales and the sales-to-listing ratio was up from 53% in May to 58%. The average days-on-market in June was up two at 51 days. Residential inventory was 7,930 on June 30 or about 4.2 month's supply; typical for this market.

- July 4, 2012 Realtors Association of Edmonton

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.



72 Longview Point

MLS #: E3297493

\$589,000.

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