

# EDMONTON

## REAL ESTATE REPORT

May

2016

May

2016

Dear Friends,

Mother's Day is just around the corner, so we've offered a few thoughtful gift ideas that are intended not just to bring some joy to your mom's heart but also her home.

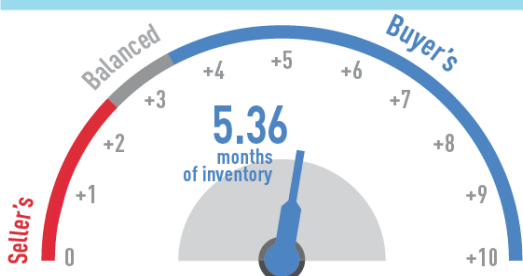
The Spring market is upon us, and many buyers are out house hunting for that perfect home. Often location can be sacrificed for the right house, so we offer some important reminders not to overlook when considering location.

The real estate market has seen some ups and downs the past few months, but have a look at our latest reports to see how it faring lately.

If you, your friends or family are looking to buy or sell real estate please keep me in mind. Your referral is the best compliment I can receive.

## Edmonton MARKET REPORT

### Market Status



Mar 2016 = 40 average Days On Market

Apr 2015 = 45, compared to LAST YEAR, homes are selling +12.5% faster

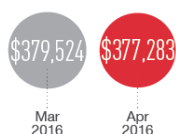
Mar 2016 = 53, compared to LAST MONTH, homes are selling +32.5% faster

### Average Prices

#### City of Edmonton average SOLD price

Month to Month

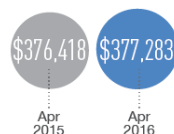
Year to Year



Compared to LAST MONTH, homes are selling for -0.59% less



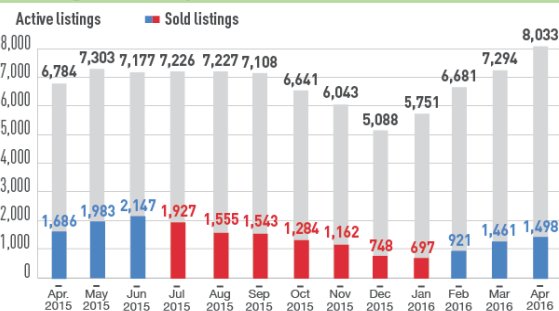
Edmonton



Compared to LAST YEAR, homes are selling for +0.23% more

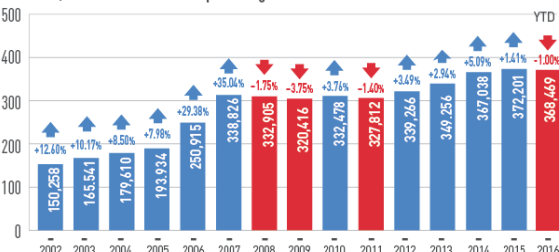
### Inventory

#### Listing inventory & SOLD (13 months history)



#### Years - Residential Average Price

Prices in \$ and Price movement in percentage



15 years average of price increase for city of Edmonton is 7.50%

### Transactions Data

#### Odds of selling

(Percentage of Homes Sold VS Listings)

Month to Month

Year to Year



Compared to LAST MONTH, the odds of selling decreased by -6.9%

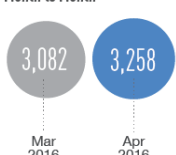


Compared to LAST YEAR, the odds of selling decreased by -24.72%

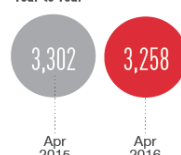
### NEW listings

Month to Month

Year to Year



Compared to LAST MONTH, there are +5.7% more new listings



Compared to LAST YEAR, there are -1.3% less new listings



GREG STEELE

Ph: 780-945-7800

Email: greg@gregsteele.ca

Web: www.gregsteele.ca

RE/MAX Excellence

## Events & Attractions

- The Exhibition of Sherlock Holmes  
Telus World of Science  
- Friday, March 25 - Monday, Sep 5  
[www.twose.ca/exhibits-events](http://www.twose.ca/exhibits-events)

- Mother's Day at the Zoo -  
The Edmonton Valley Zoo  
- Sunday, May  
[www.edmonton.ca/attractions\\_events](http://www.edmonton.ca/attractions_events)

- The Edmonton Valley Zoo - Rides  
and Concessions Open May 7  
[www.edmonton.ca/attractions\\_events](http://www.edmonton.ca/attractions_events)

- Edmonton Pride Festival  
- Friday, June 3 - Sunday, 12  
[www.edmontonpride.ca](http://www.edmontonpride.ca)

- International Children's Festival -  
Downtown St. Albert  
- Tuesday, May 31 - Saturday, Jun 4  
[www.childfest.com](http://www.childfest.com)

- Art on the Block 2016 -  
Art Gallery of Alberta  
- Friday, May 13  
[www.artontheblock.youraga.ca](http://www.artontheblock.youraga.ca)

# Things to look at when choosing which area of the city to live in



Making a choice to move in the first place can be a tough decision. It can be an eventful decision trying to decide which part of the city you should move to. Here are some things that you should consider before you make your final choice.

**Job or Work Opportunities** - Outside of the home, people usually spend most of their time at work. The shorter and the less traffic dense the commute to work is, the better! Consider not your current job, but job opportunities that may arise in the future as well. If you know that you will most likely spend the next 5-10 years commuting to the downtown area, pick a community that allows you to do so easily.

**Metro, Transportation and Major Roads** - On a similar note, you want to be able to get to wherever it is that you go frequently. Being close to major roads, bus routes and the LRT will save you both time and money when you make trips to airport, stadium, your church or the place you volunteer. Keep in mind that although you want to be close, you don't want to be so close that you can hear traffic from a major highway while lying in your bed at night. It may also be a wise decision to avoid railway tracks if you are a light sleeper.

**To-Dos** - Being only a few minutes away from grocery stores and shopping is superb! It makes pit stops, last minute to dos, and weekly grocery trips a lot easier to handle.

**Schools** - If you have kids or are planning to have kids, you always need to consider schools. You can find out about the designated public schools for an area by using the Find A School Tool on the Edmonton School Board site. Simply enter your potential future address or name of the area you are considering, select the grade levels you are interested in, and you will get a list with the contact information for every school. Visiting the site will also give you important information about transportation, new school plans, academics and how to get involved as a parent! Here's the link: <https://www.ebsb.ca/schools/findaschool/fast/>

**Friends and Family** - When you want to have fun and let loose, are your friends and family nearby or will it take some serious planning to schedule some family time in?

Recreational activities and Outdoor Amenities

Are there walking trails, parks, playgrounds or recreational centres nearby? These are especially important if you are an active family or you have kids.

**Affordability** - Owning a house doesn't just mean paying your mortgage, you also need to factor in any property taxes, homeowners association, and condo fees that may apply. You can get an estimate of property taxes by using the City of Edmonton's property tax estimator found here: <http://taxestimator.edmonton.ca>

**Crime Rates** - Everyone wants a safe neighbourhood to live in, but unfortunately not all of them are equally safe. You can look at all the recent crimes that have occurred in a neighbourhood online via the Edmonton Police Service website. Here is the link: <http://crimemapping.edmontonpolice.ca>

Wherever it is that you move to, we wish you a happy hunting experience. If you ever need help along the way, we're always here to help.

## Home decor for Mother's Day gifts



Mother's Day is just around the corner and home decor that helps spruce up a home make for a great gift. Here are some ideas:

**Flowers or chocolates** - These are, and will always be great gifts, but you can take it one step further by adding a permanent keepsake to the package.

Instead of just flowers, buy a vase too. Instead of just chocolates, buy a basket or tray to display them in. This way, after the flowers have wilted, and the chocolates have been eaten she'll still have something that she can use again and be able to keep

**Candles, candleholders, lamps or new shades** -

Take a peek inside your mother's house and check to see if there are any rooms that could use more light. All of these can help brighten up a home's interior space.

**Frames, art and mirrors** - These will fill out any empty or awkward spaces while adding a touch of beauty to any room.

If your mom has the indoor space all taken care of, help your mom relax outside with the birds and the blooms. Here are some outdoor gifts to consider that will help her do just that. Remember when choosing plants that "Annuals" are plants that need to be planted every year, and "Perennials" will grow again next year.

-Wind Chimes

-Planters

-Patio furniture

-Bird feeders

Whatever it is you choose, your mom is sure to appreciate the thought! We hope for a happy Mothers Day for everyone!

## Garden Faucets Ideas



This report was created by AgentCampaign.com YoungM Media Inc. using EREB Edmonton Real Estate Board data.

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