

EDMONTON

REAL ESTATE REPORT

August

2016

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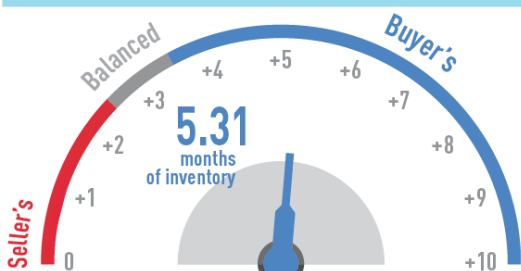
Dear Friends,

What do robots and swimming pools have in common? They're both busy in your city this summer! Not only do we have a list of the best pools for you to cool off in this summer, we'll also introduce you to a robot that will grow your garden for you. The cool new FarmBot takes home gardening to the next level and it makes planting, watering and weeding a thing of the past. Check out our handy infographic to get all the details.

Summer is an exciting time for everyone and we sure hope that you're making the best of it! If you, your friends or family are looking to buy or sell real estate this summer please keep me in mind. Your referral is truly one of the best compliments that I can receive!

EDMONTON MARKET REPORT

Market Status



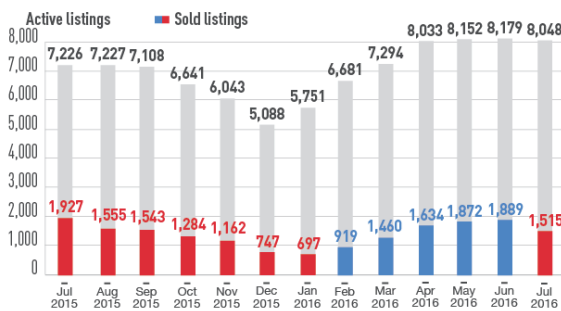
Jul 2016 = 56 average Days On Market

Jul 2015 = 51, compared to LAST YEAR, homes are selling -8.9% slower

Jun 2016 = 53, compared to LAST MONTH, homes are selling -5.4% slower

Inventory

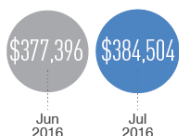
Listing inventory & SOLD (13 months history)



Average Prices

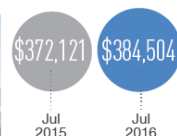
City of Edmonton average SOLD price

Month to Month



Compared to LAST MONTH, homes are selling for +1.88% more

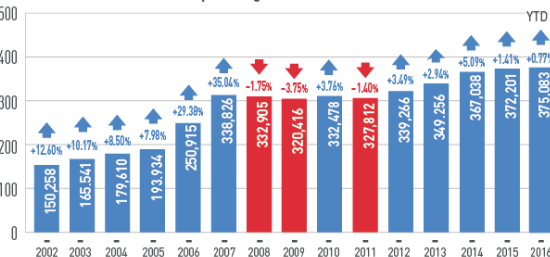
Year to Year



Compared to LAST YEAR, homes are selling for +3.33% more

Years - Residential Average Price

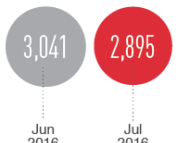
Prices in \$ and Price movement in percentage



15 years average of price increase for city of Edmonton is 7.62%

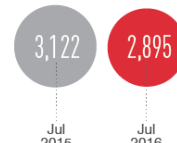
NEW listings

Month to Month



Compared to LAST MONTH, there are -4.8% less new listings

Year to Year



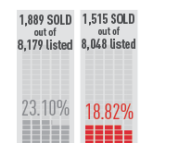
Compared to LAST YEAR, there are -7.3% less new listings

Transactions Data

Odds of selling

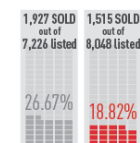
(Percentage of Homes Sold VS Listings)

Month to Month



Compared to LAST MONTH, the odds of selling decreased by -18.49%

Year to Year



Compared to LAST YEAR, the odds of selling decreased by -29.14%

GREG STEELE

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RE/MAX Excellence

Events & Festivals

- The International Exhibition of Sherlock Holmes

- Jul 26 - Sep 5, 2016

<http://sherlockholmesexhibition.com/>

- Edmonton International Fringe Theatre Festival

- Aug 11 - 26, 2016

www.fringetheatre.ca

- Edmonton Rock Music Festival

- Aug 12 - 13, 2016

www.edrocks.ca

- Bison Festival - Elk Island National Park

- Aug 13, 2016

<http://www.pc.gc.ca/eng/pn-np/ab/elkisland>

- Edmonton Dragon Boat Festival Louise McKinney Park

- Aug 19 - 21, 2016

<http://edmontondragonboatclub.com/>

- Symphony Under The Sky - Heritage Amphitheatre, Hawrelak Park

- Aug 26 - 28, 2016

www.winspearcentre.com

Best Outdoor Pools



All of these pools feature lifeguards, concession stands, and an affordable \$7.25 adult entrance fee! They are open until September 5th so make sure to stop by.

Fred Broadstock Outdoor Pool

Location: 15720 105 Avenue

Swimming lanes, diving boards, spray parks and picnic tables are all things that you will find at Fred Broadstock Outdoor Pool!

Mill Creek Outdoor Pool

Location: 9555 84 Avenue

With 2 pools and a sun tanning area, Mill Creek is the perfect place to spend a sunny afternoon.

Oliver Creek Outdoor Pool

Location: 10315 119 Street

One large pool with giant water inflatables sounds like an invitation for fun at Oliver Outdoor Pool!

Queen Elizabeth Outdoor Pool & Kinsmen Spray Park

Location: 9100 Walterdale Hill

6 lanes, 2 diving boards, and a spray park means you can get some great exercise and take a nice break in the same place.

City Hall

Location: 1 Sir Winston Churchill Square

Come wade away in the heart of downtown, everyone is welcome at City Hall!

Jackie Parker Spray Park

Location: 45 Avenue and 50 Street

A newer park that offers a spray park, climbing wall, walking trails and a dog park! Jackie Parker Spray Park is fun for the whole family!

Mill Woods Spray Park

Location: 23 Avenue and 66 Street

This water playground has tons of features for kids to play around with and as with all city spray parks, staff members to play games with!

High-Tech Gardening FarmBot Genesis

HIGH-TECH GARDENING FARMBOT GENESIS

Graphically design your farm.

Control and configure FarmBot with any device

Farm from Anywhere

Automatic seeder

Watering each plant precisely

The Soil Sensor to measure moisture

The Weeder takes care of weeds

The Camera detects weeds and monitors plant health

The FarmBot monitors real-time weather conditions to better manage your garden.

AUTOMATIC GROW CYCLE MONITORING

ALL YOU HAVE TO DO IS SUPPLY THE SEEDS, WATER, AND POWER.

Source of images and information - <https://farmbot.io>

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Real Estate News Feed

Edmonton city councillors support basement suites for duplex infill homes - Edmonton Journal - <http://edmontonjournal.com/business/-real-estate>

Province puts \$14 million into Edmonton affordable housing project - Edmonton Journal - <http://edmontonjournal.com/news/local-news>

6 things: Calgary versus Edmonton in real estate - Calgary Herald - <http://calgaryherald.com/life/homes/new-homes>

Province to tax foreign buyers of Metro Vancouver homes - CBC - <http://www.cbc.ca/news/canada/british-columbia>

Tougher mortgage restrictions under consideration - Calgary Herald - <http://calgaryherald.com/business/commercial-real-estate>

Summer BBQ Ideas



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