

EDMONTON

REAL ESTATE REPORT

December

2016

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Dear Friends,

We are a few days away from the holidays and closing the exciting year of 2016. We hope you enjoy the holidays with your loved ones, and take this time to reflect and be grateful for all the blessings you have received this year.

Feeling a little stressed out about decorating your home this holidays? Our article on Christmas lights will provide you with the advantages of choosing LED lights compared with the traditional incandescent lights. And if you are into high-tech stuff, then the Christmas Laser Lights Projector might interest you. We listed a few questions to guide you in choosing the best projector that suits your needs. However, if you are into DIY projects and are looking to save some money on decorations, check out our photo feature for some creative Christmas tree ornaments you can easily do on your own.

As always, we are here to support you with whatever real estate concerns or needs you have. Your referrals are always welcome and appreciated.

On behalf of our family, we extend our warmest holiday greetings to you and your family.

EDMONTON MARKET REPORT

Market Status



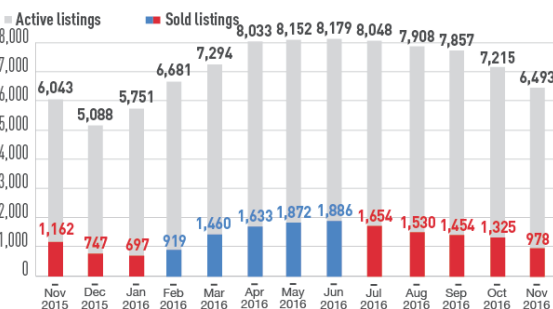
Nov 2016 = 63 average Days On Market

Nov 2015 = 58, compared to LAST YEAR, homes are selling -7.94 slower

Oct 2016 = 61, compared to LAST MONTH, homes are selling -3.17 slower

Inventory

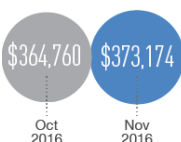
Listing inventory & SOLD (13 months history)



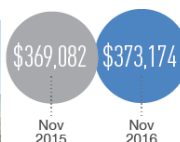
Average Prices

City of Edmonton average SOLD price

Month to Month



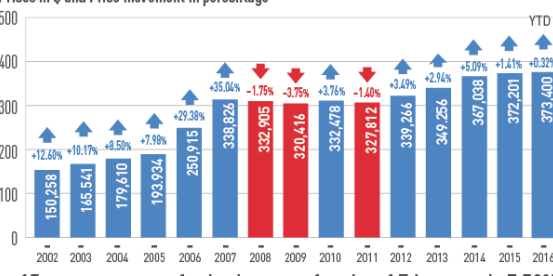
Year to Year



Edmonton

Years - Residential Average Price

Prices in \$ and Price movement in percentage



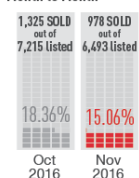
15 years average of price increase for city of Edmonton is 7.59%

Transactions Data

Odds of selling

(Percentage of Homes Sold VS Listings)

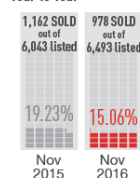
Month to Month



Compared to LAST MONTH, the odds of selling decreased by -17.98%



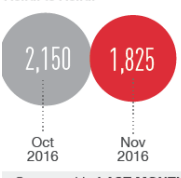
Year to Year



Compared to LAST YEAR, the odds of selling decreased by -21.48%

NEW listings

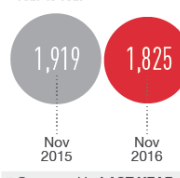
Month to Month



Compared to LAST MONTH, there are -15.12% less new listings



Year to Year



Compared to LAST YEAR, there are -4.90% less new listings

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RE/MAX Excellence

Events & Festivals

Holidays:

Christmas Day - December 25, Sunday

Boxing Day - December 26, Monday

- St. Albert Indoor Christmas Market
- Dec 10 - Dec 17, 2016

<http://stalbertfarmersmarket.com>

- Second Saturdays' Final Dance Seminar: Pirkko Markula
- Dec 10, 2016

www.milezerodance.com

- The Royal Bison Craft & Art Fair
- Dec 9 - Dec 11, 2016

www.royalbison.ca

- Edmonton Singing Christmas Tree
- Dec 15 - Dec 18, 2016

www.edmontonsingingchristmas-tree.com

- Edmonton Symphony Orchestra:
A Lightly Classical Christmas
- Dec 22, 2016

www.winspearcentre.com

- Cirque du Soleil's New Show -
TORUK: The First Flight

- Dec 22 - Dec 26, 2016

www.cirquedusoleil.com/TORUK

- Fort Edmonton Park's Robin Hood:
A Pantomime in the British Tradition
- Dec 14 - Dec 31, 2016

www.fortedmontonpark.ca/robin-hood

TRADITIONAL LIGHTS VS LED LIGHTS

Have you ever wondered what the difference is between traditional incandescent Christmas lights and LED lights? It's important to know which Christmas lights are durable, safe, and cost efficient as we leave them on for long hours and even overnight.

Based on these facts, LED Christmas lights are a better option than the mini incandescent lights. Not only are they cost efficient, durable, and safe to use, they also help the environment by consuming less energy.



- They last 66 times longer than traditional incandescent lights.
- They are rated to last for 50,000–200,000 hours.
- They use 80–90% less energy.
- And because you do not need to replace them for a long time, it helps decrease waste.

Sources:

- 1000 Bulbs - Lighting Blog - <https://blog.1000bulbs.com>
- Christmas Lights Etc - www.christmaslightsetc.com

HOLIDAY DECORATION MADE EASY: CHRISTMAS LASER PROJECTORS



Making our homes festive this holiday season is a big part of getting in the Christmas spirit. Although some people enjoy the process of stringing Christmas lights around the house and in the yard, not everyone has the time or patience to do this. Decorating for the holidays using an outdoor laser projector is a perfect solution for this holiday dilemma.

Christmas laser lights are a high-tech option for your home decoration worries. It can be set up both indoors or outdoors, and depending on your budget and specifications, a lot of brands and products are available in the market today. When you shop for your own laser projection system, here are some questions to guide you in choosing the best projector that best fits your needs.

Quality of Product: How good are pictures or laser designs? How long can the product last? Is it waterproof? Can it withstand different types of weather?

Usability and area of coverage: How much distance can the lights be projected? Is it easy to set up? Are there other designs available aside from Christmas?

Energy efficiency: How much energy does it consume?

Price/Affordability: Is the projector affordable? Does it provide value for money? How long is the warranty?

Product Ratings: What are the consumers saying about the product? How does it fare compared with other laser projectors in the market?

Real Estate News Feed

Average Canadian home sold in October for \$481,994, up 5.9% from year ago - CBC News - www.cbc.ca/news/business/crea-monthly-housing-numbers-1.3851404

Canadian Real Estate Association says home sales hit record last month - Financial Post - <http://business.financialpost.com/personal-finance/mortgages-real-estate>

Trump win makes Canadian real estate look even more attractive - The Star.com - www.thestar.com/business/real_estate/2016/11/09

Latest mortgage tightening measures may have driven Canadian home sales in October - BuzzBuzz News - <http://news.buzzbuzzhome.com/2016/11>

Canadian housing boom continues, while Vancouver market 'returning to earth' - BNN.ca - <http://www.bnn.ca/vancouver-home-prices-dip-for-first-time-in-almost-2-years-ontario-prices-rise-1.608362>

Creative Christmas Tree Ornaments

