

EDMONTON

REAL ESTATE REPORT

November

2016

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Dear Friends,

It's amazing how the year is almost ending and the holiday season is just a month away. These days we are kept busy with our winter and early holiday preparation. The real estate market is also experiencing a lot of movement and changes with the government's announcement of the new mortgage rules last October 3rd. We recommend you read our article below on these recent changes in order to know what's happening in the market today.

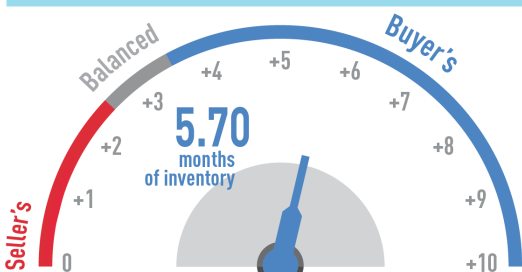
Don't forget the Remembrance Day on November 11th.

We know how our beloved pets are part of the family so we want to integrate them into our homes. Check out our photo feature on creative pet friendly furniture ideas that you and your pets would both enjoy.

The highest compliment you can give me is to recommend me to your friends and relatives who might be needing some real estate help. I appreciate your referrals!

EDMONTON MARKET REPORT

Market Status



Oct 2016 = 61 average Days On Market

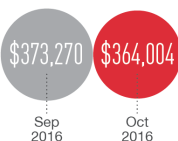
Oct 2015 = 56, compared to LAST YEAR, homes are selling -8.20 slower

Sep 2016 = 57, compared to LAST MONTH, homes are selling -6.56 slower

Average Prices

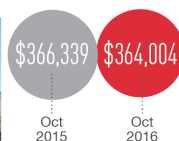
City of Edmonton average SOLD price

Month to Month

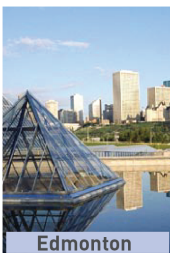


■ Compared to LAST MONTH, homes are selling for -2.48% less

Year to Year



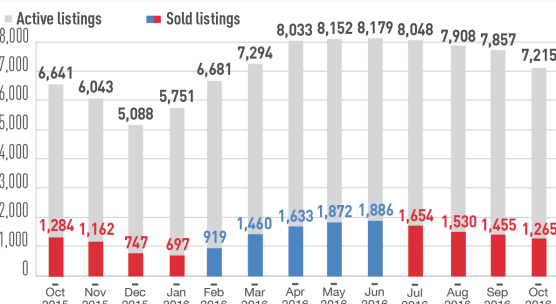
■ Compared to LAST YEAR, homes are selling for -0.64% less



Edmonton

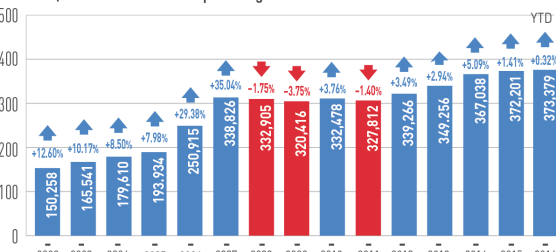
Inventory

Listing inventory & SOLD (13 months history)



Years - Residential Average Price

Prices in \$ and Price movement in percentage



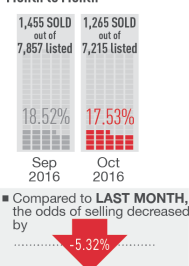
15 years average of price increase for city of Edmonton is 7.59%

Transactions Data

Odds of selling

(Percentage of Homes Sold VS Listings)

Month to Month



■ Compared to LAST MONTH, the odds of selling decreased by -5.32%



Year to Year



■ Compared to LAST YEAR, the odds of selling decreased by -9.12%

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RE/MAX Excellence

Events & Festivals

Holidays: Remembrance Day - November 11, Friday

- St. Albert Indoor Christmas Market

- Nov 26 - Dec 17, 2016

www.stalbertfarmersmarket.com

- Dark Matters at the Telus World of Science

- Nov 17, 2016

www.telusworldofscienceedmonton.ca/exhibits-events/events-calendar/dark-matters

- Sunday Brunch at Fort Edmonton Park

- Nov 13, 2016

www.fortedmontonpark.ca/events/sunday-brunches

- The Evolution of Sex: First annual Arts 4 Action Benefit

- Nov 24, 2016

www.ribbonrouge.com

- Music of South America

- Nov 26, 2016

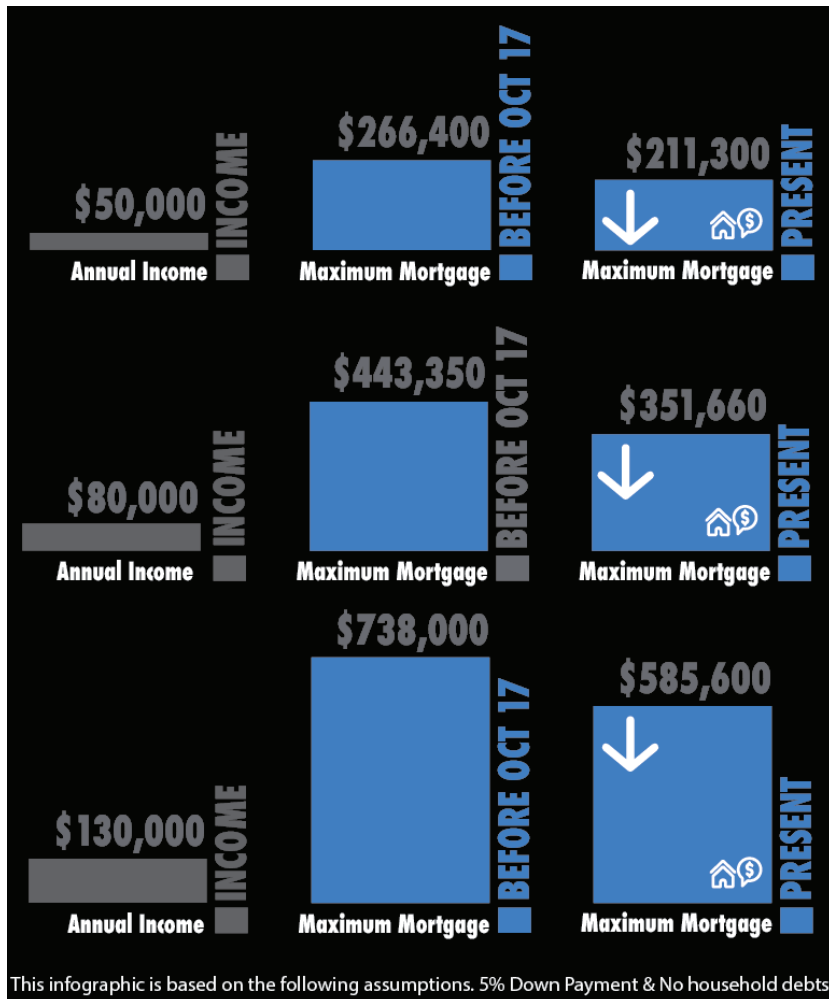
www.winspearcentre.com

- Handel's Messiah with Edmonton Symphony Orchestra

- Dec 9 - Dec 10, 2016

www.winspearcentre.com

THINGS YOU NEED TO KNOW ABOUT CANADA'S NEW MORTGAGE RULES



Last October 3, 2016, Minister of Finance Bill Morneau announced four major changes to Canada's housing rules. These changes mainly address concerns on foreign buyers and high debt of middle class families over housing affordability. Here are the said changes:

Change #1: Effective October 17, first-time buyers with mortgages insured by the Canada Mortgage and Housing Corporation will now undergo a more severe "stress test" to ensure buyers can still pay for the loan even if the interest rates go up in the future. This means many consumers may receive smaller loans.

Change #2: Starting November 30, new restrictions will be imposed by the government on providing insurance for low-ratio mortgages. The new criteria will include, amortization period of 25 years or less, purchase price of less than \$ 1-million, the buyer's credit score is 600, and the property should be owner-occupied. This measure is targeted for the Vancouver and Toronto markets.

Change #3: New reporting rules for the primary residence capital gains exemption. For this tax year, although the capital gains tax is still waived, the sale of the primary residence must be reported at tax time to the Canada Revenue Agency. This measure is to prevent foreign buyers from flipping houses and falsely claiming the tax exemption.

Change #4: The government is launching a public consultation paper on a proposal for lenders, such as banks, to take additional risks in the event the insured mortgage go in default, which could mean higher mortgage rates for buyers.

Additional Resources:

- General Requirements to Qualify for Homeowner Mortgage Loan Insurance - www.cmhc-schl.gc.ca/en/co/moloin/moloin_003.cfm
- First-time Homebuyer - www.cmhc-schl.gc.ca/popup/ghs_fce/en/firstTime.html
- RBC Article- Canada's Housing Market - <http://www.rbc.com/economics/economic-reports/pdf/canadian-housing/New%20housing%20measures.pdf>

Real Estate News Feed

Edmonton area home prices steady as sales drop, new report shows - Edmonton Journal - www.edmontonjournal.com/business/real-estate

Sluggish Alberta housing sales after steep drop in 2015 - Edmonton Sun - www.edmontonsun.com/2016/09/15

No cookie-cutter homes under proposed Edmonton infill rules - Edmonton Journal - www.edmontonjournal.com/business/real-estate

Dream house just a dream? New lending rules will impact first-time buyers - CTV News - www.ctvnews.ca/5things

Canada's mortgage clampdown promises economic pain now, gain later - Financial Post - www.business.financialpost.com/personal-finance

Canada's New Mortgage Rules Take Effect After 'Crazy' Rush Of Homebuyers - Huffington Post - www.huffingtonpost.ca/2016/10/17

New mortgage rules could hit Alberta hardest, expert says - CBC News - www.cbc.ca/news/canada-calgary

Creative Pet Friendly Furniture Ideas

