

EDMONTON

REAL ESTATE REPORT

September

2016

September

2016

Dear Friends,

It's back to school time! As the kids focus on their studies, the business world wakes up and the real estate market resumes as it gets a new fall momentum.

We'll give you the best spots to get fresh produce in town and share creative design ideas for your kids' study desk to help them make studying enjoyable.

Don't forget anyone who needs real estate help. We are here and we love your referrals!

EDMONTON MARKET REPORT

Market Status



Aug 2016 = 55 average Days On Market

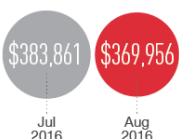
Aug 2015 = 55, compared to LAST YEAR, homes are selling +0.0% faster

Jul 2016 = 56, compared to LAST MONTH, homes are selling +1.8% faster

Average Prices

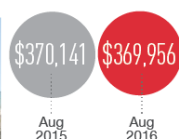
City of Edmonton average SOLD price

Month to Month

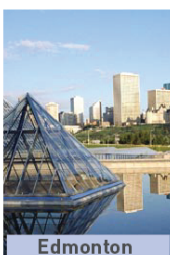


Compared to LAST MONTH, homes are selling for -3.62% less

Year to Year

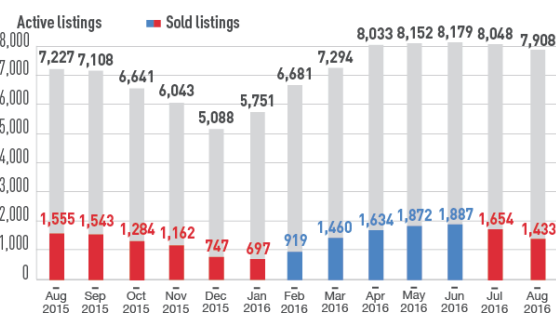


Compared to LAST YEAR, homes are selling for -0.05% less



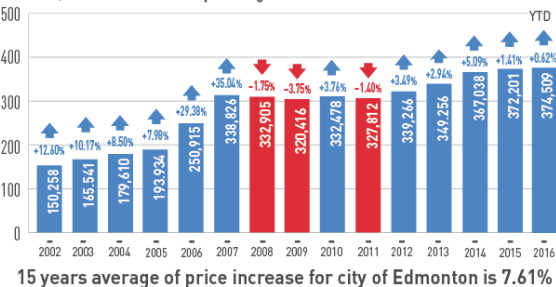
Inventory

Listing inventory & SOLD (13 months history)



Years - Residential Average Price

Prices in \$ and Price movement in percentage

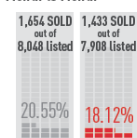


Transactions Data

Odds of selling

(Percentage of Homes Sold VS Listings)

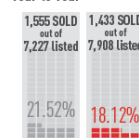
Month to Month



Compared to LAST MONTH, the odds of selling decreased by -11.83%



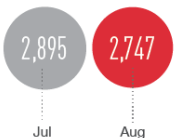
Year to Year



Compared to LAST YEAR, the odds of selling decreased by -15.57%

NEW Listings

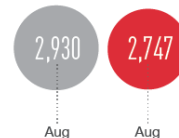
Month to Month



Compared to LAST MONTH, there are -5.1% less new listings



Year to Year



Compared to LAST YEAR, there are -6.2% less new listings

GREG STEELE

Ph: 780-945-7800

Email: greg@gregsteele.ca

Web: www.gregsteele.ca

RE/MAX Excellence

Events & Festivals

- Kaleido Family Arts Festival
- Sep 9 - 11, 2016
www.kaleidofest.ca
- Beauty's Awakening: Drawings by the Pre-Raphaelites and their Contemporaries from the Lanigan Collection
- Sep 9 - Nov 13, 2016
www.youraga.ca
- Dark Sky Campfires
- Sep 9 - Oct 14, 2016
www.pc.gc.ca/eng/pn-np/ab/el-kisland/
- Edmonton Multicultural Talent Show Final
- Sep 17, 2016
www.edmontontalentshow.com
- The Edmonton Comic & Entertainment Expo
- Sep 23 - 25, 2016
www.edmontonexpo.com
- Magnificent Mozart
- Sep 30 - Oct 1, 2016
www.winspearcentre.com
- Edmonton Oktoberfest
- Sep 30 - Oct 1, 2016
www.albertabeerfestivals.com
- Music of the Night
- Oct 6, 2016
www.winspearcentre.com

Explore Your Local Farmers' Markets



pic: www.phillymag.com

Visiting a farmers' market is a fabulous way of experiencing locally-raised and grown produce and products of your city. Here are a few reasons why you should shop at your local farmers' market:

- Support your local farmers by buying locally and help the environment by reducing fuel usage. Since the produce are grown in the area there's no need to transport goods from other places.
- Buy the freshest, tastiest fruits and vegetables of the season. It's also a healthier option because most produce are organic and you know where it came from.
- It's a fun activity for the whole family and a great way to connect with your community.

So take advantage of the harvest season, go out, feel the wind on your face, the sun on your skin and check out your local farmers' market today!

Edmonton Farmers Markets

Sherwood Park Farmers' Market

Address: 401 Festival Lane, Sherwood Park,
Contact: 780-464-3354
sherwoodparkfarmersmarket.ca
Hours: Wednesday, 5:00 pm to 8:00 pm
Season: Open all year

Castle Downs Farmers' Market

Address: 11520 153 Ave.,
Contact: 780-459-6082
cdfm.pxn.ca
Hours: Wednesday, 4:00 pm to 8:00 pm
Season: Open all year

City Market on 104th

Address: Outdoor location: 104 St. from Jasper Ave. to 103 Ave.
Indoor location: City Hall (1 Sir Winston Churchill Square)

Contact: 780-429-5713

city-market.ca

Hours: Saturday, 9:00 am to 3:00 pm

Season: Open all year

Old Strathcona Farmers' Market

Address: 10310 83 Ave.,
Contact: 780-439-1844
osfm.ca

Hours: Saturday, 8:00 am to 3:00 pm

Season: Open all year

Southeast Farmers' Market

Address: 5004 98 Ave.,
Contact: 780-220-9681
Hours: Thursday, 9:30 am to 4:00 pm
Season: January 9 to December 24

Salisbury Farmers' Market

Address: 52337 RR 232, Sherwood Park,
Contact: 780-904-7914
salisburyfarmersmarket.ca
Hours: Thursday, 4:00 pm to 7:30 pm
Season: January 7 to December 22

Westmount Farmers' Market

Address: 12720 111 Ave.,
Contact: 780-456-0384
westmountmarket.ca
Hours: Thursday, 10:00 am to 4:00 pm
Season: January 7 to December 22

Real Estate News Feed

Edmonton's housing market steady, Realtors association says - Edmonton Journal - <http://edmontonjournal.com/business/real-estate>
Real Estate Investment Trusts downgraded amidst weakening Alberta market - Financial Post - <http://business.financialpost.com/investing/trading-desk>

Where are they now? A look at 10 Edmonton developments - Edmonton Journal - <http://edmontonjournal.com/business/commercial-real-estate>

Canadian home sales post third consecutive decline in July - CNW - <http://www.newswire.ca/news-releases>

Study Desks Ideas



This report was created by AgentCampaign.com YoungM Media Inc. using EREB Edmonton Real Estate Board data. Information herein deemed reliable but not guaranteed. Not intended to solicit buyers or sellers under contract. ©2015 by AgentCampaign.com YoungM Media Inc. All rights are reserved. Only Clients of Agent Campaign have the right to view, copy and distribute for the commercial purpose.