

EDMONTON

REAL ESTATE REPORT

November

2017

November

2017

Dear Friends,

Winter is coming and, as statistics show, Canadians spent between 80 to 90 per cent of their time indoors during the colder months.

This means that it is hugely important to consider the health of your home – from air quality to lighting – to make sure that you and your family are as healthy as possible. We have some advice on what to look for. To keep you up-to-date in the world of real estate, we've happily included the latest market report, in an easily digestible infographic form, and a news brief explainer on the new mortgage qualification rules.

No matter what your needs are, we have you covered. Whether guiding you towards a healthier, happier home or helping you



GREG STEELE

Ph: 780-945-7800

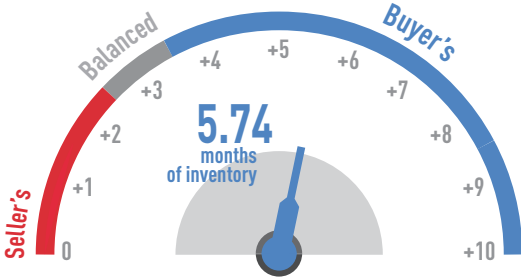
Email: greg@gregsteele.ca

Web: www.gregsteele.ca

RE/MAX Excellence

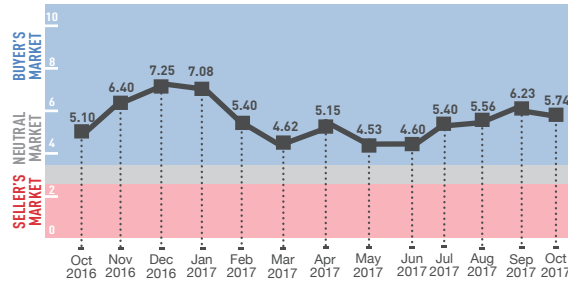
EDMONTON MARKET REPORT

Market Status



Market Status (13 months history)

No. of months of inventory



Average Prices

City of Edmonton average SOLD price

Month to Month

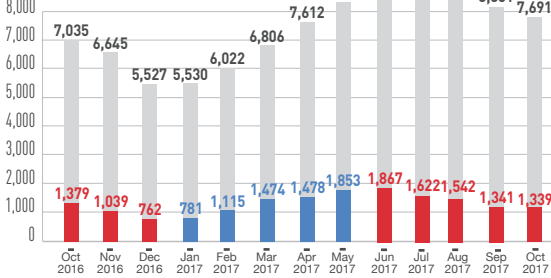
Year to Year



Inventory

Listing inventory & SOLD (13 months history)

Active listings Sold listings



Transactions Data

Odds of selling (Percentage of Homes Sold VS Listings)

Month to Month

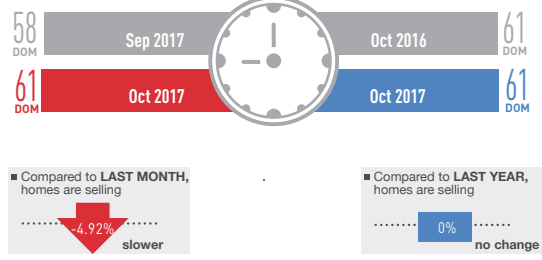
Year to Year



Average Days on Market

Month to Month

Year to Year



Real Estate News Feed

Report suggests Calgary and Edmonton leading economic growth – Global News
globalnews.ca

New report picks Edmonton as top place in Alberta for real estate investment – Edmonton Sun
www.edmontonsun.com

New report has good news for Edmonton office vacancies – Edmonton Journal
edmontonjournal.com

Calgary vs. Edmonton: Which will rebound the best, post-recession – Western Investor
www.westerninvestor.com

Edmonton real estate market looking stronger next year, reports indicate – Edmonton Journal
edmontonjournal.com

FALL BACK TO GOOD HABITS: HEALTH FOR YOU AND YOUR HOME

Bustling winds, rainy days, and stormy nights are now solidly upon us with few hints left of warmer times left. Do not despair, with the shift of seasons comes a chance for change for both you and your home. Take the right steps for you and your family to be happy and well.

Air quality • Spring-cleaning is an old adage but don't wait till next year.

- Now is the time to vacuum, dust and sweep up dust bunnies and cobwebs.
- Thoroughly check for moisture spots and moulds—certain strains, like black mould, can be deadly.
- Consider purchasing an air filter for improved quality.

Lights • A lack of sunshine and light during the winter can cause SAD (Seasonal Affective Disorder). Proper lighting and vitamin D supplements can help mitigate the symptoms, however.

- Sunlight lamps produce a glow similar to the sun and, in addition to helping with the winter blues, can feel more calm and natural than harsh light.
- Consider switching to LED lights to lower electricity costs.
- Tri-coloured bulb – with each flick of a switch, the bulb casts a different tone and it's a great way to control the lighting without buying multiple lamps.

Green clean • Air fresheners, though pleasant smelling, often contain harmful chemicals that can cause lung disease and aggravate allergies. Switch to natural, biological fresheners.

- If you don't recognize the long list of ingredients on your cleaning products, consider switching to something more natural. Eco-friendly choices are good for you, your home and the environment.
- What's in your laundry detergent and soap? Some chemicals can dry skin and damage clothes. Biological keeps you just as clean without the harshness.



Home Emergency Kit: Be prepared for any disaster



WATER

4 litres per day, per person
(half for drinking).

LIGHTING

1 flashlight per person, with
extra batteries.

FOOD

High energy, long
shelf-life. Granola
bars, canned goods,
peanut butter.



CASH

Extra cash in case
ATMs don't work.

DOCUMENTS

Copies of vital documents.

TOOLS

Wrenches to turn off
water/gas supplies,
pen and paper, basic
repairs.

FIRST AID

Kit stocked with bandages,
splints, medications, saline
solution, reflective blanket.

PLAN

Start the conversation now.
Contacting family, meeting
points, exit strategies?

Safety • Even more important than health consciousness, basic safety measures can be life-saving. Do not skimp or skip on this front.

- Check that your fire alarm works and you have a fire extinguisher close at hand and easy to locate in an emergency.
- Make sure there are carbon monoxide detectors working and placed around your home, especially in bedrooms.
- Have an earthquake preparedness kit at hand and an evacuation plan ready – know with certainty where you will seek shelter if the earth starts shaking.

Events & Festivals

Cyber Summit (Nov. 7-9)

Event of workshops and discussions about the effects of technology on the economy and different parts of the world, held in Banff.

Farmfair International (Nov. 8-12)

Western-style agricultural fair with events like bronco riding and barrel racing, held at the Expo Centre.

Hadestown (Nov. 11-Dec. 3)

A play based on the Greek myth of Orpheus, telling the story of love, epic quests and the struggle between faith and doubt. Showing at Citadel Theatre all month.

All Is Bright Festival (Nov. 25)

Street festival lights and fire dancers, perfect to get in the holiday mood. Free and family-friendly.

St. Albert Indoor Christmas Market (Nov. 25 – Dec. 16)

Four weekends of Christmas markets with fresh produce, baked goods and little gifts.

Festival of Trees (Nov. 30 – Dec. 3)

A holiday celebration focused on a good cause; this festival of all things Christmas-related raises money for the Alberta Hospital.

Photo Feature

