

EDMONTON

REAL ESTATE REPORT

December

2017

December

2017

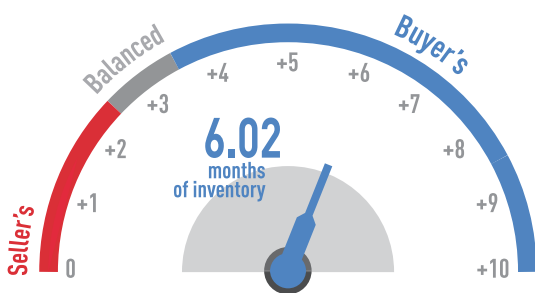
Dear Friends,

The holiday season is upon us, with lots of cheer and time with loved ones to brighten up the coming month. December seems to always be a particularly busy time for having guests over and, as lovely as having friends and family up can be, visits can also prove to be a source of stress if it's not planned properly. Fear not, we have some tips and tricks to help keep your hosting as easy as possible so you can focus on the fun parts. Looking for something to do with your visiting guests or just for yourself? We have that covered too with our lists of upcoming events around the city! On a more serious side, we are also pleased to keep you updated on the latest real estate trends and market reports. From going to the perfect Sunday afternoon event to entertaining guests to finding your dream home, it's my pleasure to help you. Please keep in touch.

Happy holidays!

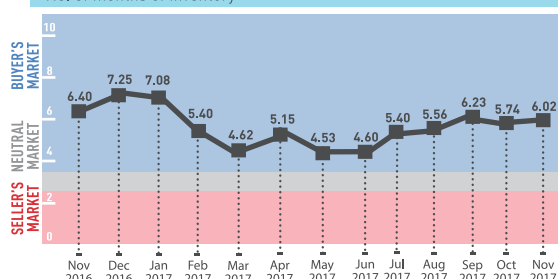
EDMONTON MARKET REPORT

Market Status



Market Status (13 months history)

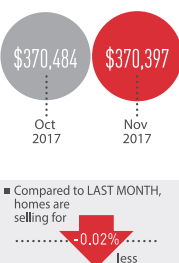
No. of months of inventory



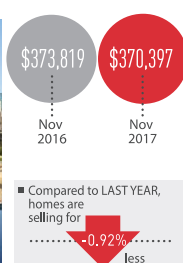
Average Prices

City of Edmonton average SOLD price

Month to Month



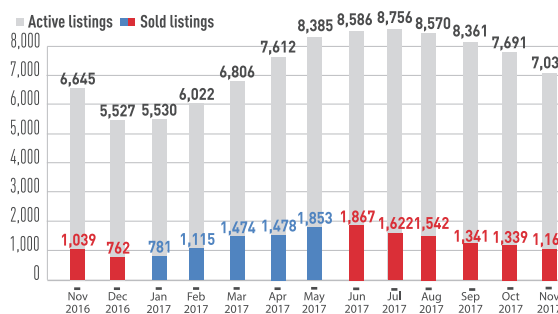
Year to Year



Edmonton

Inventory

Listing inventory & SOLD (13 months history)

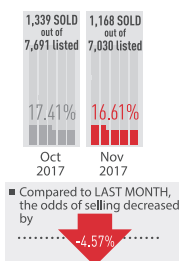


Transactions Data

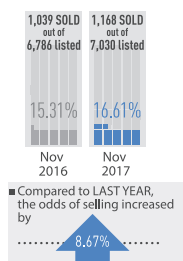
Odds of selling

(Percentage of Homes Sold VS Listings)

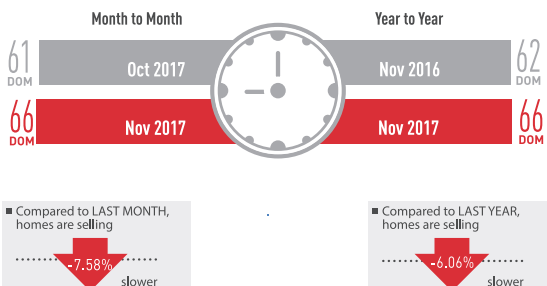
Month to Month



Year to Year



Average Days on Market



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RE/MAX Excellence

Real Estate News Feed

ICE District leads downtown Edmonton CRE revival – Real Estate News Exchange renx.ca

Hicks on Biz: No more white elephants, Edmonton! – Edmonton Sun edmontonsun.com

Edmonton commercial real estate prospects looking up, report says – Edmonton Journal edmontonjournal.com

Welcome, neighbours, to the Edmonton Metropolitan Region – Edmonton Journal edmontonjournal.com

Edmonton apartment market riding out the storm – Real Estate News Exchange renx.ca

'Growing concern' about overbuilding of homes in Edmonton: CMHC – Global News Canada globalnews.ca

Edmonton must change rules to allow needed redevelopment of mature neighbourhoods: planner – Edmonton Journal edmontonjournal.com

TIPS AND TRICKS FOR HOSTING GUESTS THIS HOLIDAY SEASON

With vacation days, visiting family and countless engagements with friends over the coming month, don't let the pressure ruin the fun.

Communication

Be very clear on when guests are leaving and arriving. If they are taking a flight, how will the airport run be coordinated? If it's a dinner party, are children invited? Communication can go a long way to solving issues before they arrive. If in doubt, call to check-in.

Food

Do not be shy about asking guests to contribute to the menu. Christmas dinner can easily be made into a potluck and ask closer friends to bring sides, desserts or drinks. Don't forget to check about any allergies or dietary restrictions before meal planning.

Children

If you are having several guests with children over, consider hiring a babysitter for the evening to keep the children entertained. The children will enjoy the evening more and parents will appreciate the break!

Arrivals

If your guests are arriving by car, make sure there is enough parking space. If necessary, move your car down the road so they can have easier access. Have a place to drop shoes and jackets near the entrance so there is no scramble at the doorstep. If it's chilly out, a freshly made pot of tea or eggnog will be welcomed.

Overnight guests

Think about the things you need when you stay at a hotel and use that as guidelines for preparing the room for your guest – put out clean towels, a water bottle and make sure the room is not cluttered. And it's always a good idea to have a spare toothbrush lying around, just in case someone forgets one.



Be the perfect guest



BRING SOMETHING

Ask the host what they need. Offer to bring wine, dessert or sides.



ENTHUSIASM

Help spark conversation and keep it going. Show your happy energy.



HELP WITH DISHES

Don't be afraid to roll up your sleeves to help with anything.



MAKE YOUR BED

When sleeping over, leave the room tidy and bed turned over.

COMMUNICATE

From food allergies to any problems, be honest.



LEAVE GRACIOUSLY

Don't wait till you are asked. When the time is up, make a quick, gracious exit.

Asking for help

Most guests are eager to help wherever they can but don't know what to do. Let them help you. Guide them towards what they can do to give a hand – can they dry dishes or lay the table? Including guests in the preparation can often make everyone feel more at ease.

Relax

At the end of the day, don't lose sight of what is important – enjoying the time with your guests. The house doesn't have to be spotless, the meal doesn't have to be perfect and the activities don't have to be seamless. Do the best you can and then sit back, relax and enjoy.

Events & Festivals

Zoominescence (Dec. 1 – 31)
A month long festival of lights, held at the zoo.

Celebrate the Season (Dec. 7 – 23)
Free event of music and colourful lights, held in front of Alberta's Legislature Building during the evenings.

Choir! Choir! Choir! (Dec. 11)
International singing phenomenon that showcases the best of collaboration and choir.

A Christmas Peril Food Bank Benefit (Dec. 15)
Trio of locally based experimental musicians. All proceeds go to Edmonton's Food Bank and, for those who donate non-perishable goods, entry is free.

Glow-in-the-dark Axe Throwing (Dec. 23 – Jan. 7)
Not your typical holiday activity but one-of-a-kind fun for the whole family.

Shumka's Nutcracker (Dec. 29 – 30)
A new twist on a holiday classic, this local production features both ballet and folk dance.

Salute to Vienna (Dec. 30)
Highly romantic and spirited, the beauty of this ballet waltz will bring you to the heart of Europe.

Photo Feature

