

EDMONTON

REAL ESTATE REPORT

August

2017

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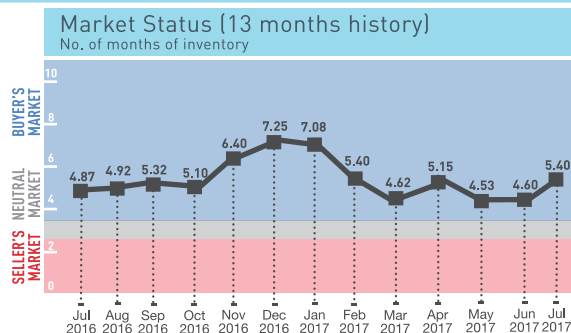
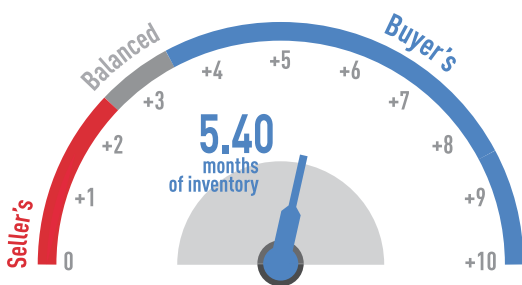
Dear Friends,

I hope you are enjoying the long, sunny months and have the chance to really relax and soak in the summer rays. And what better way to enjoy the extra hours of daylight than a summery BBQ with friends and family? Check our guide to putting together the perfect summer dining experience from what to cook to how to decorate. Also in this month's newsletter, for an up-to-date look at what is happening in the world of real estate, we've included the latest market report and a news brief on the proposed mortgage changes. On the more light-hearted side, if you are looking for something to do with family and friends this month, look no further than our guide to the most fun, upbeat events happening around the city.

No matter what your needs are, we have you covered. Whether guiding you in the direction of summer fun with our recommendations or helping you buy and sell property, I am at your disposal. Have a friend looking to buy or sell? Please keep me in mind; your referral will be put to good use.

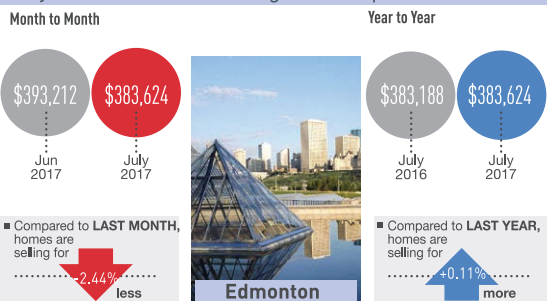
EDMONTON MARKET REPORT

Market Status



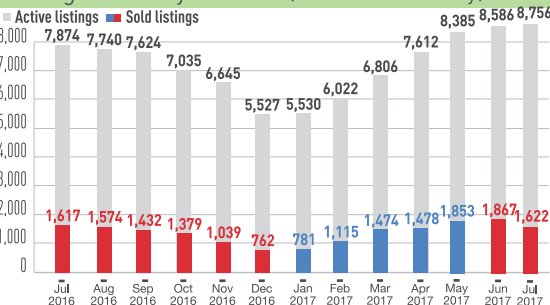
Average Prices

City of Edmonton average SOLD price



Inventory

Listing inventory & SOLD (13 months history)

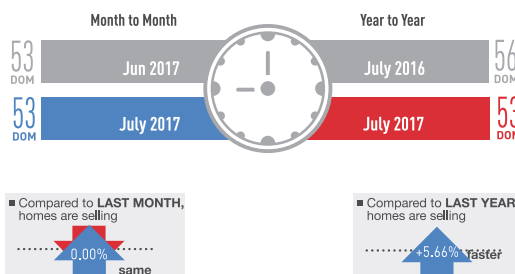


Transactions Data

Odds of selling (Percentage of Homes Sold VS Listings)



Average Days on Market



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RE/MAX Excellence

Real Estate News Feed

Edmonton home prices steadily rise, show latest real estate numbers – Edmonton Journal edmontonjournal.com

Interest-rate hike bad news for Alberta: experts – Edmonton Journal edmontonjournal.com

In Edmonton's 'first' suburbs, a battle to restrict lot splitting – The Globe and Mail www.theglobeandmail.com

Edmonton's first apartment building made of shipping containers unveiled – Metro News www.metronews.ca

Is Cochrane ground zero for future real estate strength in Alberta? – Mortgage Broker News www.mortgagebrokernews.ca

Average Canadian house worth \$504,458 in June, down 10% since April – CBC News www.cbc.ca

What a rate hike could mean for Canada's hot housing markets – BNN News www.bnn.ca

SUMMER TIPS FOR THE PERFECT BBQ

Summer is heating up and so why not fire up the grill to take advantage outside dining. A little bit of planning can take your BBQ to the next level—these easy tips take the stress out and put the fun in!

Keep the set-up simple - There is really no need to go all-out when it comes to summer dining; the blooming flowers and lush greenery already set the perfect scene. The biggest consideration is seating. Throw down some picnic blankets and cushions for extra space alongside the usual lawn chairs. For extra oomph, string up some white Christmas lights.

Potluck is perfect - Don't be shy about asking guests to pitch in and bring sides, drinks or deserts. As the host, focus your attention on just a couple of simple main course dishes and leave the extras to everyone else.

Signature drink - It doesn't need to be a complicated drink but choose one signature drink as a party theme —spiked lemonade, margaritas, watermelon coolers—and your party will not only be memorable but easier to coordinate on the grocery list.

Fun for the kiddies - If you're expecting kids at your BBQ, pack away a few fun activities to keep them busy and entertained. Chalk, water balloons, face paint, a Twister board, badminton ... it's easy to keep kids (and their parents!) happy with just a little bit of planning.

Prep the night before - Don't try to save everything till right beforehand. Not only will having some things set up the night before ease the stress ... it can actually make things even better! Meat left marinating overnight, for example, has that extra tenderness and flavour and is one less thing to do in the morning.

Music for the mood - Whether you rely on Spotify or a DJ-savvy friend, have a playlist ready that you can trust.

Break out those summer tunes and get your groovy dance moves going. Nothing upsets a party like bad music or a break in the playlist. Playlists are repeatable so set up a good one and save yourself time down the line.

Deep breath and enjoy - Don't lose sight of what matters the most: enjoying time with friends and family. If you are too busy rushing around and stressing, it doesn't matter how lovely a party you throw, you won't enjoy it as much as taking the time to breathe, relax and just have fun.

Quick and easy BBQ groceries	
 <p>Main course</p> <ul style="list-style-type: none"> • Choose one main: Veggie burger, wings, kebabs, ribs • Veggies: Throw on some Portobello mushrooms, onions, peppers and zucchini • Don't forget plates 	 <p>Appetizers and snacks</p> <ul style="list-style-type: none"> • Hummus and salsa: Serve with chips, veggies or pita bread • Watermelon: Throw it in a salad with feta  <p>BBQ desert</p> <p>Grill fruit, like bananas, peaches or pineapple, and serve with icecream.</p>

Events & Festivals

Servus Heritage Festival (August 5-7)
More than 85 countries are celebrated at the three-day festival, really showcasing the city's vibrant multicultural heritage.

Rock Music Festival (August 11-12)
Get ready to rock and roll with this legendary line-up of music.
Tip: Tickets are cheaper if you pay in advance.

Edmonton Airshow (August 19-20)
Take entertainment to new heights with this show of daring manoeuvres and soaring acrobatics. Takes place at the Villeneuve Airport.

Latin Festival (August 12-23)
A celebration and street festival of all things Latino with delicious food trucks, Salsa lessons and fun activities for kids.

Fringe Festival (August 12-27)
This is the 36th year running that the fringe festival takes over the city — the longest running one in North America.

Blues Festival (August 25-27)
There will be a great mix of award-winners, newcomers and favourite faces.

Photo Feature

