

EDMONTON

REAL ESTATE REPORT

January

2017

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Dear Friends,

New Year is about new heights and new achievements, new experience and new acquaintance. As we start Year 2017, a year of the rooster – a very proud and confident bird that carries itself with dignity, we hope all these necessary qualities help you to emerge victorious in all your new and existing endeavors!

To start the new year right, we have provided a quick recap of the local real estate market last year to give you a sense of where we are at today.

Also, check out our Micro Condo article, an alternative and popular real estate option for millennials right now. For space saving ideas in your home, we have shared some innovative and modern multifunctional kitchen furniture designs in our photo feature.

Happy New Year!

EDMONTON MARKET REPORT

Market Status



Dec 2016 = 69 average Days On Market

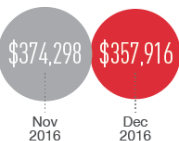
Dec 2015 = 62, compared to LAST YEAR, homes are selling -10.14 slower

Nov 2016 = 63, compared to LAST MONTH, homes are selling -8.70 slower

Average Prices

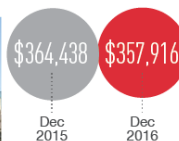
City of Edmonton average SOLD price

Month to Month

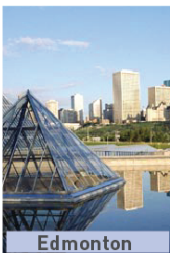


Compared to LAST MONTH, homes are selling for -4.38% less

Year to Year

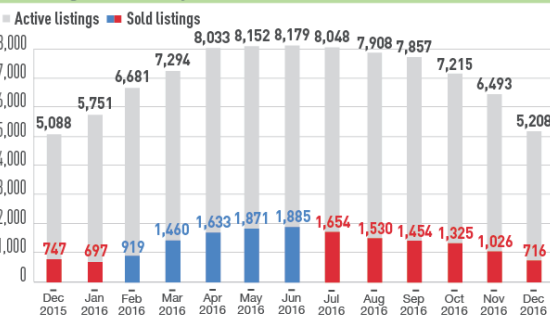


Compared to LAST YEAR, homes are selling for -1.79% less



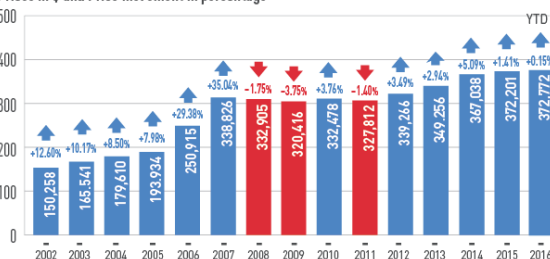
Inventory

Listing inventory & SOLD (13 months history)



Years - Residential Average Price

Prices in \$ and Price movement in percentage

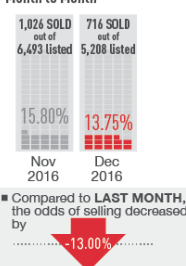


15 years average of price increase for city of Edmonton is 7.57%

Transactions Data

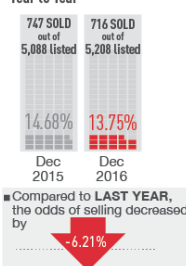
Odds of selling (Percentage of Homes Sold VS Listings)

Month to Month



Compared to LAST MONTH, the odds of selling decreased by -13.00%

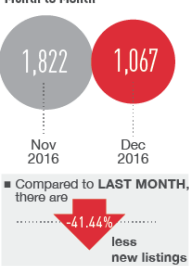
Year to Year



Compared to LAST YEAR, the odds of selling decreased by -6.21%

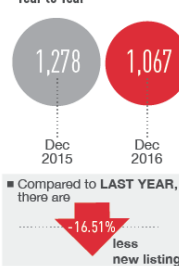
NEW Listings

Month to Month



Compared to LAST MONTH, there are -41.44% less new listings

Year to Year



Compared to LAST YEAR, there are -16.51% less new listings



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RE/MAX Excellence

Events & Festivals

- Mean Tweets with Mayor Don Iveson

- Jan 11, 2017

www.rapidfiretheatre.com

- A Little Bit of Infinity Part 1 & Part 2

- Jan 12 - Jan 28, 2017

www.museums.ualberta.ca

- The Deep Freeze Byzantine Winter Festival

- Jan 14 - Jan 15, 2017

www.deepfreeze.ca

- A Taste of Animethon 2017

- Jan 20 - Jan 21, 2017

www.atoa.animethon.org

- Lunar New Year

- Jan 21, 2017

www.avenueedmonton.com

- AfroQuiz Silver Fundraising Gala

- Jan 28, 2017

www.ccach.org/afroquiz

- Telus World of Science: DARK MATTERS

- Jan 19, 2017

www.telusworldofscienceedmonton.ca

THE MICRO CONDO GLOBAL TREND: THE FUTURE OF REAL ESTATE



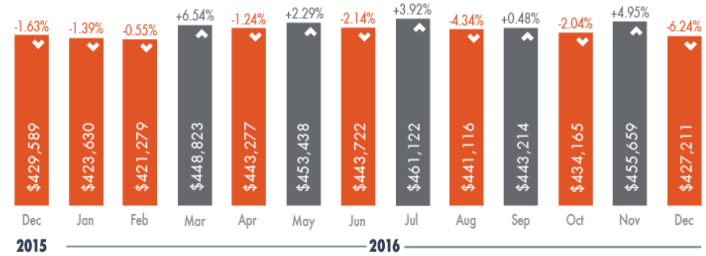
Micro apartments or condominiums have become a popular trend in huge urban cities like Vancouver, Toronto, New York, Los Angeles, London, Tokyo, Hong Kong, etc. The roots of this "Tiny House Movement" has started in Japan, where the residential land area is limited. Nowadays, limited land space is not the only reason why people are shifting to "living small", other reasons such as financial concerns, environmental concerns, and the desire to live simply and experience freedom have encouraged homeowners to get into this global phenomenon.

Typically, the micro units are under 600 square feet and have a very minimalist design to create the illusion of space. Latest condo design layouts usually have incorporated ingenious ideas to provide comfortable living space as well as a lot of storage areas, yet still aesthetically pleasing to the eye.

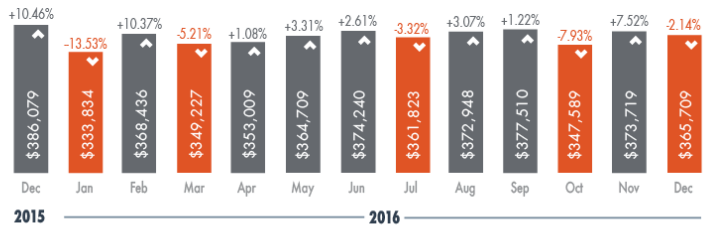
Micro Condos may not be for everyone, however, you should not disregard this idea entirely especially with the new condo designs along with multifunctional furniture ideas that are available right now. Tiny living is all about swapping the size of your home for the benefits in cost, flexibility, location, and efficiency.

2016 REAL ESTATE REVIEW IN NUMBERS

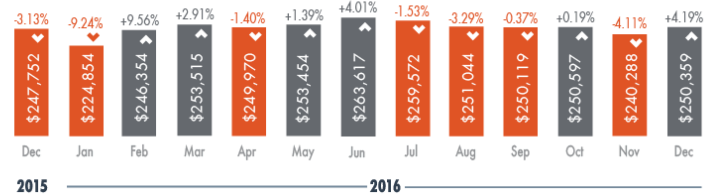
DETACHED



ATTACHED



CONDOS



Real Estate News Feed

Renters' market prevails in Edmonton, Calgary, numbers suggest - Edmonton Journal -
<http://edmontonjournal.com/business/real-estate>

Real estate strong, construction slows - FortSaskatchewan-Record.com -
www.foresaskatchewanrecord.com/2016/12/08

Realtors say Canadian home prices will edge lower in 2017 - Buzz Buzz News -
<http://news.buzzbuzzhome.com/2016/12>

As home prices soar, some first-time buyers reconsider home ownership dreams - CBC News -
www.cbc.ca/news/business/soaring-house-prices-cp-1.3900693

3 solutions for would-be buyers dismayed by Canada's hot housing market - CBC News -
www.cbc.ca/news/business/house-prices-cp-year-ender-1.3900335



Multifunctional Kitchen Designs

