

# EDMONTON

## REAL ESTATE REPORT

Jun  
2017

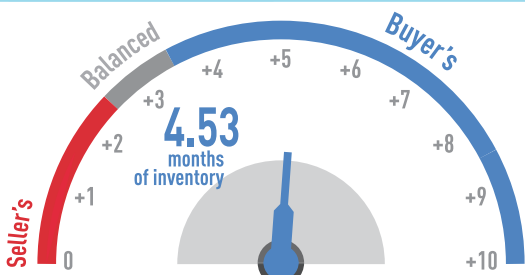
Jun  
2017

Dear Friends,

The sun is out, the clouds are gone and summer is finally upon us—a much-needed reprieve after the winter! There are lots of events and activities around the city to look forward to this month, from Canada Day celebrations to street festivals. Check out our guide for the hottest, most upbeat summertime events that you can't miss. And, of course, don't forget to celebrate the fathers, grandfathers, uncles and mentors in your life on June 18 — we have advice on where to go on Father's Day too! Also in this month's newsletter, check out our update on recent developments in the local real estate market and the latest market reports. As fun as the summer season is, don't let your usual good habits melt away with the warmer weather. We talked to our city's police department and have some tips for keeping your property safe and secure this summer. As always, I am at your disposal to help. If you, your friends or family are looking to buy or sell real estate please keep me in mind. Your referral is the best compliment I can receive.

## EDMONTON MARKET REPORT

### Market Status



MAY 2017 = 54 average Days On Market

MAY 2016 = 54, compared to LAST YEAR, homes are selling 0.00% same

APR 2017 = 54, compared to LAST MONTH, homes are selling +1.85 faster

### Average Prices

#### City of Edmonton average SOLD price

Month to Month

Year to Year

\$377,774  
Apr 2017

\$379,018  
May 2017

Compared to LAST MONTH, homes are selling for +0.33% more



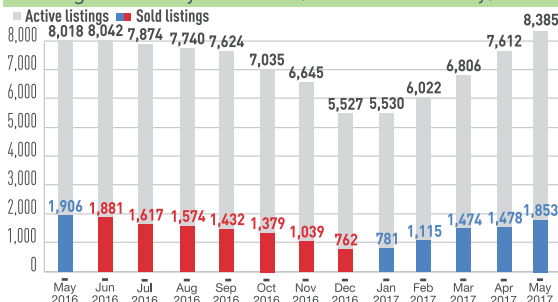
\$381,794  
May 2016

\$379,018  
May 2017

Compared to LAST YEAR, homes are selling for -0.73% less

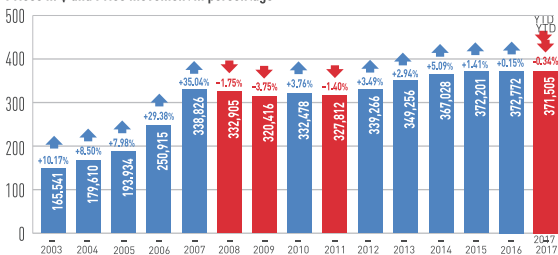
### Inventory

#### 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 6.79%

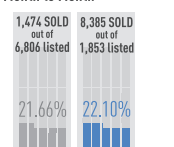
### Transactions Data

#### Odds of selling

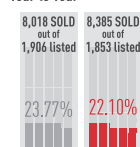
(Percentage of Homes Sold VS Listings)

Month to Month

Year to Year



Compared to LAST MONTH, the odds of selling increased by +13.81%



Compared to LAST YEAR, the odds of selling decreased by -6.80%

### NEW Listings

Month to Month

Year to Year

3,164  
Apr 2017

3,677  
May 2017

Compared to LAST MONTH, there are +17.48% more new listings



3,195  
May 2016

3,677  
May 2017

Compared to LAST YEAR, there are +15.09% more new listings



GREG STEELE

Ph: 780-945-7800

Email: greg@gregsteele.ca

Web: www.gregsteele.ca

RE/MAX Excellence

## Real Estate News Feed

Edmonton real estate sale prices continue to inch upwards, condos...

– Edmonton Journal  
– edmontonjournal.com

Garage suites create 'voluntary affordability' in Edmonton

– The Globe and Mail  
– www.theglobeandmail.com

Job loss and debt blamed as Alberta foreclosures rise again

– CBC News  
– www.cbc.ca

Are Alberta markets rebounding?

– Mortgage Broker News

Canadian homeowners' mortgage worries highlighted in recent Manulife Bank...

– Global News  
– globalnews.ca

Canada's housing boom has 30% chance of going bust, Goldman Sachs says

– CBC News  
– www.cbc.ca

# SUMMERTIME SECURITY

Security is important all year round but during the summer months especially, property crimes and break-and-entries tend to spike. Warmer weather means people are more likely to leave their windows open, their patios unlocked and their houses unattended. We talked to our city's police department about why property crime increases and what people can do to keep their homes safe and secure during summer. This is what they told us:

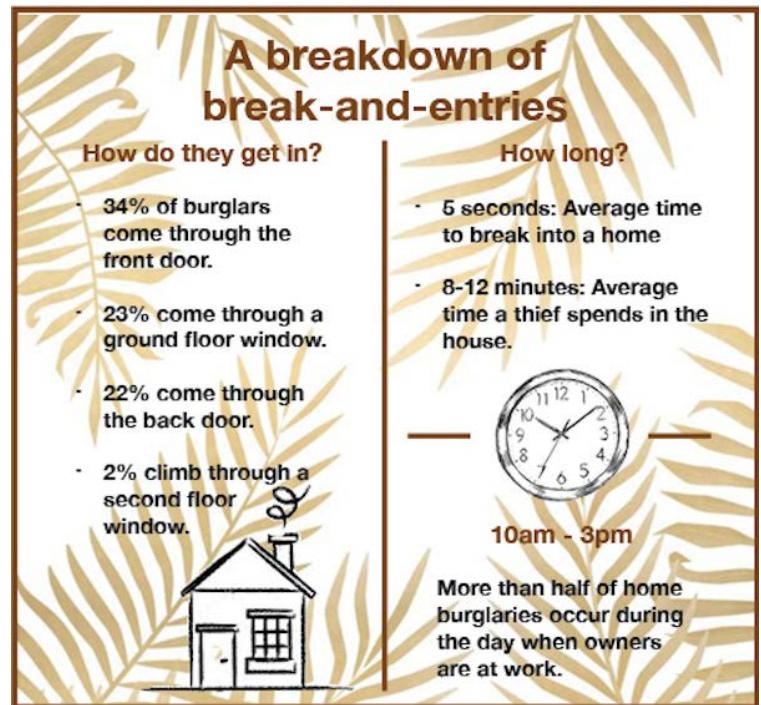
**Always lock up** - It's easy to pop out quickly for a walk around the block or a quick trip down the road to the shop, but always lock the door, windows and patios behind you no matter how soon you'll be back. A third of burglars enter a home through an unlocked door. Even if you are out in the back gardening, lock your front door — you'd be surprised at how quickly and quietly a thief can slip in.

**Out of sight, out of mind** - Most property crimes are opportunistic — the thief sees a chance to steal something and takes it. If it's hidden away, there is less temptation and opportunity. So if you buy a nice new item, wait till pick-up day to put its packaging outside in the recycling. You don't want to advertise to thieves what valuables you have in your home. Don't leave visible items in your car; thieves have been known to smash a car window to steal something as small as a gym bag or a pile of papers.

**Report suspicious activity** - The police want citizens to call and report suspicious activity, even if doesn't seem like a crime is being committed yet. If you see someone milling around and you have a bad feeling, report it. It's not a waste of time or resources, the police officer we spoke to told us, and it might prevent a theft.

**Final check** - Before you leave your home, do a quick walk around and final check. Put yourself in the mind-set of a thief — if you wanted to break and enter, how would you do it? That curtain fluttering in the breeze? Close the window. That ladder leaning against the wall? Put it away. Prevention is the best way to keep your property safe and thief-proof.

**Log it** - Keep a list of details about your most valuable items if worst-case scenario should happen. If something is stolen, you will have more chances of getting it back if you can provide details and a picture of the item. The majority of stolen goods the police recover are never returned to their rightful owner because they can't be tracked down. With bicycles, for example, you can imprint a serial number on the frame and log it with the police; that way, if your bike is stolen and someone tries to sell it, you will be notified.



## Events & Festivals

**Father's Day (June 18)** - Take him to Fort Edmonton for the day, a meal at the Devonian Botanic Gardens or a beer at a microbrewery.

**Canada Day (July 1)** - Check out the events at the Alberta Legislature, the Muttart Conservatory or Millwoods Park.

**Park after Dark (June – September)** - Edmonton's biggest patio party is the best way to start your weekend off on the right foot. Best part, it is every Friday night this summer.

**Sustainival (June 8 – 11)** - This fun carnival, powered entirely by green energy, is coming to Edmonton this year. With its free admission and friendly message, it makes for a great family day out.

**Edmonton Pride (June 9-18)** - The multi-day festival has a bit of everything — music, parades, award ceremonies, celebrations and movie nights. The main pride parade is June 10.

**National Aboriginal Celebration (June 21)** - There are events and celebrations across the city for a week to celebrate the heritage, cultures and achievements of Aboriginal Peoples in our country.

## Photo Feature

