

EDMONTON

REAL ESTATE REPORT

March

2017

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Dear Friends,

Spring is coming! This is the beginning of warmer and longer days. For some this means spring cleaning, but mostly it means that much-needed spring break for families. There is a lot of festivities happening around town this time of year including St. Patrick's Day. Make sure to browse our Upcoming Events and Festivals section to get additional information on these activities.

Looking for a home improvement project to start this season? How about trying to get your hand into building a shedquarter. Shedquarters are multi-purpose, space-efficient cubes or outdoor rooms that can convert into an office or a work area. Check out our shedquarter article to learn more about this hot trend, and our photo feature for modern and stylish shedquarter examples to give you that design inspiration for your own backyard work space.

I would love to help you with any real estate related questions or concerns you may have. Your referrals are very much appreciated!

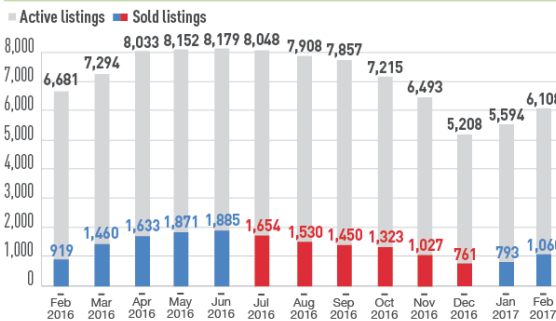
EDMONTON MARKET REPORT

Market Status



Inventory

Listing inventory & SOLD (13 months history)

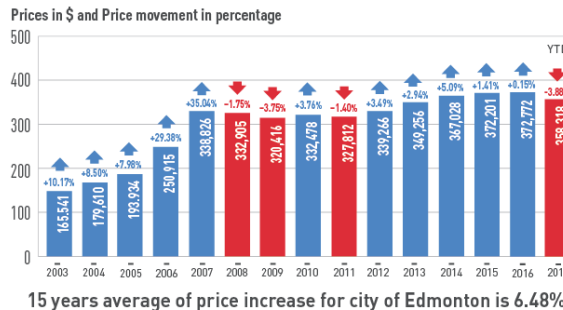


Average Prices

City of Edmonton average SOLD price



Years - Residential Average Price

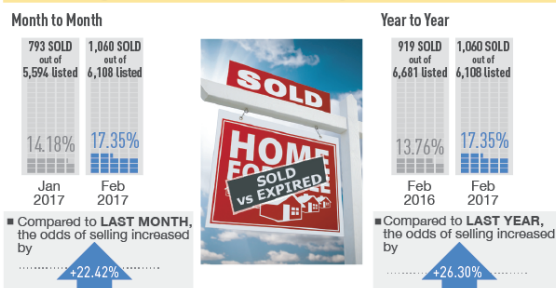


NEW listings



Transactions Data

Odds of selling (Percentage of Homes Sold VS Listings)



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RE/MAX Excellence

Events & Festivals

Holidays:

- St. Patrick's Day - Mar 17, 2017

Events:

- International Print Exhibition:

Canada and Japan

- Mar 10 - Mar 25, 2017

www.avenueedmonton.com

- 5th Annual SkirtsAfire herArts Festival

- Mar 10 - Mar 12, 2017

www.skirtsafire.com

- Maple Sugar Carnival 2017

- Mar 11, 2017

www.fortedmontonpark.ca

- Winter Warrior Challenge

- Mar 18, 2017

www.winterwarriorchallenge.ca

- Edmonton's International BeerFest 2017

- Mar 24 - Mar 25, 2017

www.internationalbeerfest.com

- Pride and Prejudice Ball

- Mar 25, 2017

www.regencyencounters.com

- TELUS World of Science: Explore

Birds with Nature Alberta

- Mar 25, 2017

www.telusworldofscienceedmonton.ca

HOT NEW TREND ON HOME-BASED WORK: SHEDQUARTERS



Modern Office Shed

As a rule of thumb, permits are normally required for structures exceeding 100 square feet.

Before you decide to explore this option, make sure you first check with your planning and development department of your municipality. Zoning rules can greatly vary from neighborhood to neighborhood. Type of construction and foundation will also affect the size of the shed you may be allowed to build. In some cases, you may need both development and building permit.

For the City of Edmonton, sheds or gazebos are defined as accessory buildings. You may call 311 to inquire about building permits or visit their website at www.Edmonton.ca for more information.

In recent years, the number of business owners who run their businesses from home has increased for several reasons. The most important one is to be available for their kids or be near family. However, working from home brings a lot of distractions even with a temporary office set up within the house. A solution to this could be to build an office in your backyard, or a "Shedquarter". Shedquarters, a cube room, or a garden room are becoming a rage these days. It offers the privacy and uninterrupted workflow you need, like being in an offsite office, yet provides the advantage

of being a few steps away from your home. Your shedquarter does not necessarily have to be an office space, it can also be your workshop area, an art room, a getaway space, or simply just an extra room where you can hang out.

Several companies mostly in the US, Australia, Europe, and Canada offer services to set up these miniature studios that can really add value to your home. You can even build it yourself. Just check with the local building permit office about obtaining a permit before you plan your shedquarter.



Real Estate News Feed

Housing market making a comeback - St. Albert Gazette - <http://www.stalbertgazette.com/article/Housing-market-making-a-comeback-20170215>

Chasing the Canadian dream: The real force driving the housing boom in our big cities - Financial Post - <http://business.financialpost.com/personal-finance/mortgages-real-estate/chasing-the-canadian-dream-the-real-force-behind-the-housing-boom-in-our-big-cities>

Regional variances continue to skew Western Canada condo market - Western Investor - <http://www.westerninvestor.com/news/multi-family/regional-variances-continue-to-skew-western-canada-condo-market-1.9965633>

Trump risk! hangs over Canadian real estate market - The Globe and Mail - <http://www.theglobeandmail.com/real-estate/toronto/trump-risk-hangs-over-canadian-real-estate-market/article33855383/>

13 charts to help you make sense of Canadian real estate craziness in 2017 - BuzzBuzz News - <http://news.buzzbuzzhome.com/2017/02/13-charts-canadian-real-estate-2017.html>

Modern Shedquarters Designs

