

# EDMONTON

## REAL ESTATE REPORT

May

2017

May

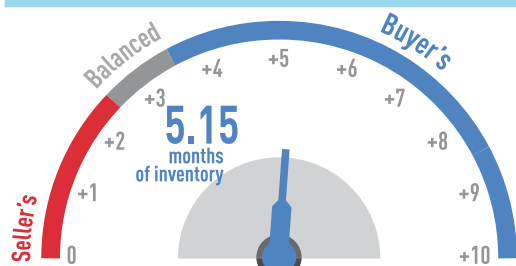
2017

Dear Friends,

I hope this unusually wet and cold start to spring hasn't gotten you too down but don't worry, there are sunny days ahead! In this upcoming month, we have Mother's Day to look forward to and a celebration of all the women in our life. Take a moment to appreciate the people around you and spend time with loved ones this spring. Don't just stop to smell the flowers, bring a bouquet home to share. Sharing offices and renting co-worker space for at-home-workers is a new hot trend. We'll delve into why more and more people are seeking a shared workspace and lay out some tips for how to create a more productive workspace. Also, in this month's newsletter, we've included an update on recent developments in the local real estate market and the latest infographic market reports. This May, keep in mind that having a strong support system around you is fundamental to success and happiness. That is why I'd like to gently remind you that I am here to guide and support you on your real estate journey, whether buying or selling or just looking. I look forward to helping you.

## EDMONTON MARKET REPORT

### Market Status



Apr 2017 = 55 average Days On Market

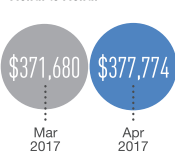
Apr 2016 = 54, compared to LAST YEAR, homes are selling -1.82 slower

Mar 2017 = 57, compared to LAST MONTH, homes are selling +3.64 faster

### Average Prices

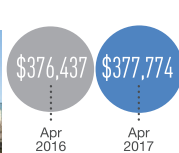
#### City of Edmonton average SOLD price

Month to Month



Compared to LAST MONTH, homes are selling for +1.64% more

Year to Year



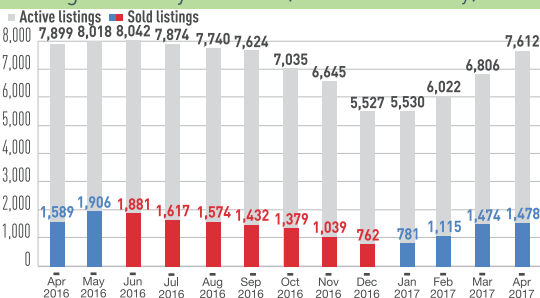
Compared to LAST YEAR, homes are selling for +0.36% more



Edmonton

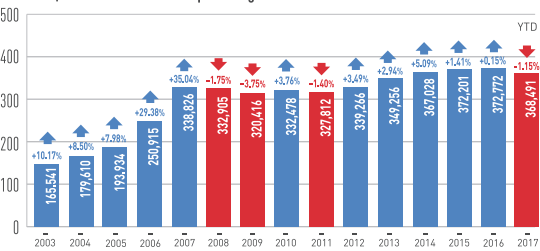
### Inventory

#### Listing inventory & SOLD (13 months history)



#### Years - Residential Average Price

Prices in \$ and Price movement in percentage

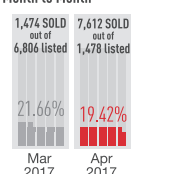


15 years average of price increase for city of Edmonton is 6.78%

### Transactions Data

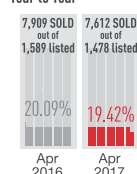
#### Odds of selling (Percentage of Homes Sold VS Listings)

Month to Month



Compared to LAST MONTH, the odds of selling decreased by -10.35%

Year to Year



Compared to LAST YEAR, the odds of selling decreased by -3.16%

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RE/MAX Excellence

## Events & Festivals

### Holidays:

- Good Friday - April 14, 2017
- Easter Monday - April 17, 2017

### Events:

- Edmonton Water Conservation Dinner & Auction - May 11, 2017
- [tucanada.org/edmonton-water-conservation-dinner-auction/](http://tucanada.org/edmonton-water-conservation-dinner-auction/)
- The Children's Wish Foundation: I Wish for a New Waiter Gala
- May 11, 2017
- [www.iwishforanewwaiter.ca](http://www.iwishforanewwaiter.ca)

- I Am Ukrainian Canadian
- May 12, 2017 - [acuarts.ca](http://acuarts.ca)

- Teddy Bear Fun Run
- May 13, 2017 - [teddy.kintera.org](http://teddy.kintera.org)

- Mom's the Word at TWOSE
- May 14, 2017
- [telusworldofscienceedmonton.ca](http://telusworldofscienceedmonton.ca)

- Fort Edmonton Park: Mother's Day Brunch - May 14, 2017
- [www.fortedmontonpark.ca](http://www.fortedmontonpark.ca)

## WORKING FROM HOME: COFFEE SHOP OR RENT-A-DESK

Who hasn't dreamt of working from home — no more alarm clocks beeping, lengthy commutes at rush hour or having to choose fancy office attire over pyjama pants, so the vision goes. It's a life that many freelancers, remote workers and other independent professionals choose.

But many of those who have traded corporate for coffee shops are now turning to a new environment: coworking spaces. Sharing workspace and renting a desk in a flexible office has taken off in popularity in recent years because of the endless opportunities it offers to socialize, network, collaborate with other like-minded professionals and increase productivity.

According to studies, one of the biggest factors that determines productivity at the office is the workspace itself and a well-designed space can increase productivity by 20 per cent.

Whether renting by the hour, setting up a more permanent environment at home or tweaking the space at your office desk, here are the top three things to create a more efficient workspace:



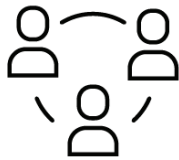
**Lighting:** Choose a desk next to a window if you can for natural light or, if not, consider bringing natural light bulbs. Many of the coworking offices are now focused on light, airy spaces and décor.

**Noise level:** Everyone has a different tolerance to noise and, for some, too quiet is just as bad as too loud. Part of the appeal with coworking spaces is the chance to be around other people but, unlike your neighbourhood coffee shop, there are designated quiet zones and respect for fellow workers.

**Refreshments:** Almost all the coworking offices offer a fully equipped kitchen with amenities like blenders, toaster ovens and espresso machines. Some offer limitless coffee or beer on tap. Whatever fuels your brain should be easily accessible, wherever you choose to work.

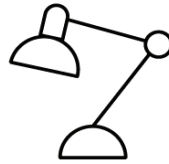
### Perks of Coworker Spaces

#### Community



Network with similar minded professionals and create connections.

#### Desks



Rent a space by the day or choose a more ongoing membership.

#### Coffee



Most of the spaces offer a limitless caffeine option - some even have beer on tap.

#### Productivity



A study by the Harvard Business Review found people thrive more in coworker spaces.

### Real Estate News Feed

- Edmonton's top neighbourhoods
- Money Sense
- [www.moneysense.ca](http://www.moneysense.ca)
- Edmonton Real Estate Forum doesn't shy away from economy issues
- Western Investor
- [www.westerninvestor.com](http://www.westerninvestor.com)
- Real estate poised to bounce back with the rest of Alberta's economy
- RD News Now
- [rdnewsnow.com](http://rdnewsnow.com)
- Canadian home sales hit record in March as Toronto prices soar
- The Star
- [www.thestar.com](http://www.thestar.com)
- Ontario to query citizenship, residency for real estate purchases starting Monday
- CBC News
- <http://www.cbc.ca>

### Mother's Day Ideas

