

EDMONTON

REAL ESTATE REPORT

September

2017

September

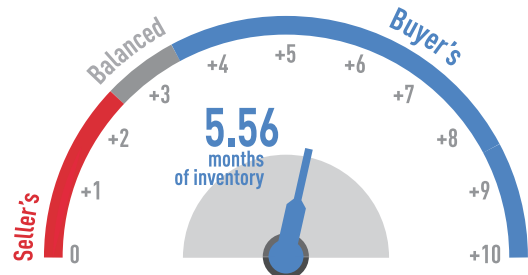
2017

Dear Friends,

With summer winding down and regular routines starting back up, it's one of the peak moving seasons across the country. But how do you choose the perfect neighbourhood? People tend to want to stay in the areas they are used to. And, when moving to a new city, people like to rely on suggestions from friends, co-workers and others who know the area. This can lead to somewhat biased conversations though and you may inadvertently be missing out on opportunities simply because of old reputations. Read on, we have some advice on what factors to consider and where to find the necessary information to make a more rounded decision. Also, our monthly analysis of market reports and in-depth look at what is happening in the world of real estate may help inform your decision. On a more fun side, we have plenty of information about how to enjoy the coming month whether you are moving or staying put. 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.

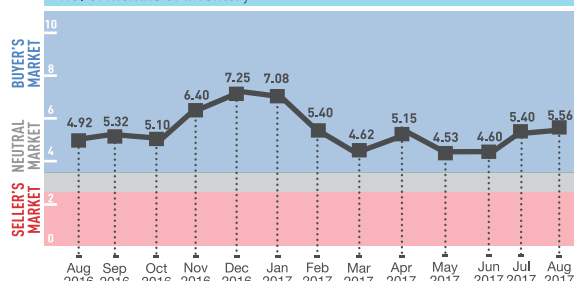
EDMONTON MARKET REPORT

Market Status



Market Status (13 months history)

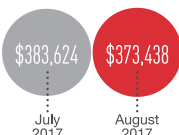
No. of months of inventory



Average Prices

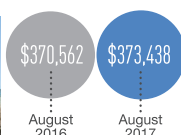
City of Edmonton average SOLD price

Month to Month



Compared to LAST MONTH, homes are selling for 2.66% less

Year to Year



Compared to LAST YEAR, homes are selling for 0.78% more

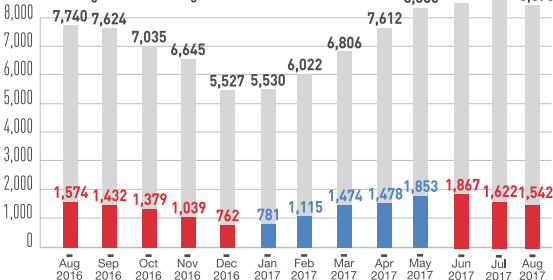


Edmonton

Inventory

Listing inventory & SOLD (13 months history)

Active Listings Sold Listings

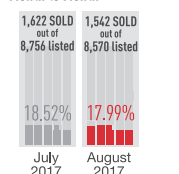


Transactions Data

Odds of selling

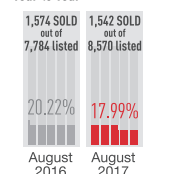
(Percentage of Homes Sold VS Listings)

Month to Month



Compared to LAST MONTH, the odds of selling decreased by 2.87%

Year to Year



Compared to LAST YEAR, the odds of selling decreased by 10.82%



Average Days on Market

Month to Month



Compared to LAST MONTH, homes are selling 7.02% slower

Year to Year



Compared to LAST YEAR, homes are selling 3.51% slower



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RE/MAX Excellence

Real Estate News Feed

Edmonton and Calgary leading the charge in Alberta housing's recovery

– Mortgage Broker News.ca
www.mortgagebrokernews.ca

Revitalized Ritchie neighbourhood drawing young families

– Global News.ca
www.globalnews.ca

Edmonton neighbours baffled by giant new double-lot house

– Edmonton Journal
www.edmontonjournal.com

Sea change: From garage suites to apartment buildings, Edmonton's shipping container companies get creative with small spaces

– Edmonton Journal
www.edmontonjournal.com

Canadian home sales continue slide

– Mortgage Broker News.ca
www.mortgagebrokernews.ca

HOW DO YOU CHOOSE YOUR NEIGHBOURHOOD? TIPS, TRICKS AND THINGS TO KEEP IN MIND

When you are buying a new home, choosing the right neighbourhood can be just as crucial to consider as the house itself.

In general, people tend to be creatures of habit and, when moving, will look at the neighbourhoods they know best first and opt to stay in the same part of the city that they are accustomed to whenever possible.

But sometimes circumstances like family, work relocation, school or other life events push us into unfamiliar territory and so the search for a new neighbourhood must broaden.

What are the factors that make us choose a specific area or, as the case may be, stay in one location? How can we make more unbiased neighbourhood selections? Here are some questions to ask and factors to consider.

Distance and convenience

Distance from work, school and other daily activities are one of the most important considerations because the impact commutes have on day-to-day quality of life. If you commute by car, what is the traffic like at peak hours? If you take public transit, how accessible is it? How far away are shopping malls, parks and leisure centres? City councils have this kind of information publicly available online.

Economics

Price is always a factor. When looking for a new place, make a list of neighbourhoods by price range. Sometimes this means considering different property types—a townhouse in one neighbourhood might be a better fit than a single detached home in another. One way of judging this is by looking at the real facts and MSL sold prices.

Family-friendly

What schools are nearby? What are the neighbourhood demographics like—are there other young families around? Community social statistics and national Statistics Canada reports can give you a taste of what to expect. Looking at where schools, playgrounds and green spaces are located is also important.

Crime

Safety is paramount. Higher levels of home-ownership in an area typically lead to more investment in the community so that is a factor to look at. But also, dig up municipal police reports, available online, to find out what kind of crimes are occurring, how frequently and in which areas.



Stats and facts: Where to find them



Police reports

Numbers on what kind of crimes, when and where.
Published online by the municipality or contact the media spokesperson.

Statistics Canada

Wider look at an area's demographics, including ages, income and family structure. **Surveyed by the federal government.**

Community profiles

Demographics of citizens and statistics about the area.
Published by the city council.

School rankings

Schools performance, based on testing scores.
Ranked by nonpartisan organizations.

Events & Festivals

Mutt Strut (September 9)

Pet-friendly 5km walk or run for charity, all proceeds go to the Animal Rescue Society. After, there are food and treats for all participants – even the furry, four-legged ones.

Meet A Machine (September 10)

A fun event for kids to interact and learn about all kinds of machines from farm equipment to vehicles.

EPCOR Riverfest (September 15-17)

Three-day celebration of the North Saskatchewan River and the River Valley with river-related activities available like rafting, cycling along the waterside and camping workshops.

Comic and Entertainment Expo (Sept 22-24)

A celebration of comics and pop-culture where costumes of all kinds are welcome.
<http://https://edmontonexpo.com>

Oktoberfest (September 29-30)

Not quite October for this German-inspired beer festival but with pints flowing and Bavarian food grilling, no one will be complaining.

Alberta Culture Days (Sep 29 – Oct 1)

Celebrations will be happening across the province's capital, particularly in arts galleries and community centres to showcase heritage and diversity.

Photo Feature

