

# EDMONTON

## REAL ESTATE REPORT

August

2018

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Dear friends,

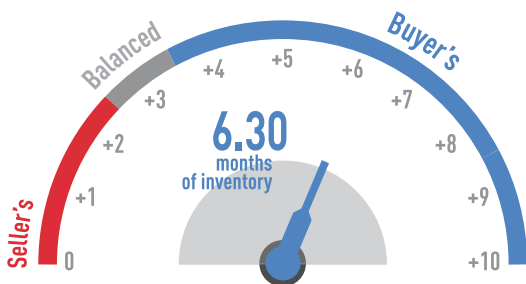
I hope you are enjoying the long, sunny months, and have the chance to really relax and soak in the summer rays during this lovely season. Summer is a popular time to start looking at new homes ahead of a fall move. We've put together a guide of the top 8 things to double check in any house you look at to avoid nasty, costly surprises down the road.

On the more light-hearted side, if you are looking for something to do with family and friends this month, look no further than our guide to the most fun, upbeat events happening around the city – many of them are free! Also, the photo gallery features the coolest and stylish camping tents you can find out there, either for yourself or for family. No matter what your needs are, we have you covered.

Whether guiding you in the direction of summer fun with our recommendations or helping you buy and sell property, I am at your disposal. Have a friend looking to buy or sell as well? Please keep me in mind. Your referral will be put to good use.

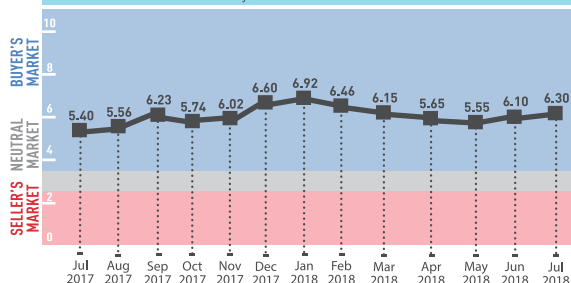
## EDMONTON MARKET REPORT

### Market Status



### Market Status (13 months history)

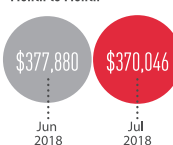
No. of months of inventory



### Average Prices

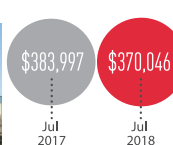
#### City of Edmonton average SOLD price

##### Month to Month



Compared to LAST MONTH, homes are selling for **-2.07%** less

##### Year to Year



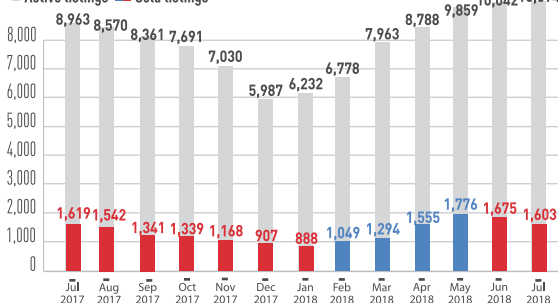
Compared to LAST YEAR, homes are selling for **-3.63%** less



### Inventory

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

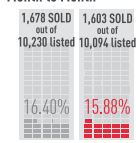
Active Listings Sold Listings



### Transactions Data

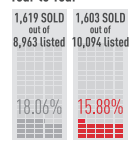
#### Odds of selling (Percentage of Homes Sold VS Listings)

##### Month to Month



Compared to LAST MONTH, the odds of selling decreased by **-4.79%**

##### Year to Year



Compared to LAST YEAR, the odds of selling decreased by **-11.90%**



### Average Days on Market

##### Month to Month



Compared to LAST MONTH, homes are selling **-1.75%** slower

##### Year to Year



Compared to LAST YEAR, homes are selling **-7.02%** slower



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RE/MAX Excellence

## Real Estate News Feed

Ice District Properties sells Edmonton Tower to Alberta pension manager – Edmonton Journal [edmontonjournal.com](http://edmontonjournal.com)

Flair Airline's move to Edmonton a good sign – Edmonton Journal [edmontonjournal.com](http://edmontonjournal.com)

10 signs your kitchen has gone from timely to behind the times – Edmonton Journal [edmontonjournal.com](http://edmontonjournal.com)

Calgary, Edmonton a tale of two (different) cities: Altus – Real Estate News Exchange [renx.ca](http://renx.ca)

Six months before move-in date, condo developer backs away from Edmonton tower project – CBC [www.cbc.ca](http://www.cbc.ca)

# 8 KEY THINGS TO CHECK WHEN BUYING A HOUSE

You are probably feeling excited and overwhelmed as you go through the steps in purchasing a new home especially if you are a first-time buyer. Going to an open house and checking out your potential home is an essential step. Don't worry, we have provided a list of potential home pitfalls that you should watch out for.

## 1. The roof

This can be a major source of headaches if there are leaks and costly if there are repairs needed. A newer roof can even mean a lower homeowners insurance rate.

## 2. Plumbing

Don't forget to check what's happening underneath your future house. Check the pipes for leaks, damage and mold for both the sake of your health and your wallet.

## 3. Basement walls

Along that same note, when you're looking down below, check out the state of the basement. The walls can tell you a lot about the state of the house from its foundation to humidity levels.

## 4. Electronics

Bring a phone charger to check that the outlets all work and take a peek at the electrical panel.

## 5. Take the temperature

If it's unusually warm or cool, that might be a reflection of the insulation. Heating and cooling systems are a must in our climates and expensive to fix.

## 6. Windows and doors

Make sure they all open, close and latch properly – not just entryways but also cupboards and pantries.



## 7. Check out the land

Go beyond the garden and see what kind of natural disasters might have an impact. For example, check if the house is in the flood zone area.

## 8. Home inspection

For full peace of mind before you buy, hire someone to do a comprehensive home inspection from top to bottom.

## Events & Festivals

Ready, Fête, Go! (August 8)  
A French party and silent auction.

Dinosaurs Unearthed: Down to the Bone  
(August 8 – November 4)  
Visit this featured exhibit at TELUS World of Science where you can find life-sized animatronic dinosaurs, full-scale skeletons, and many more.

Animethon 25 (August 10 – 12)  
Featuring musical talents and cosplayers from Japan as well as an interactive panel.

Sri Lankan Folk Dance Workshop (August 17)  
Learn the different forms of Sri Lankan dance with Anjalee Wijewardan, who has been dancing nearly as long as she's been walking.

Edmonton Career Fair and Training Expo  
(August 21)  
Perfect for those actively looking for employment or who simply want to network.

Edmonton Metaphysical Market  
(August 25 – 26)  
Free admission for psychic readers, unique vendors, special healers, speakers and a tour of the Freemasons' Hall.

Eats on 118 (August 29)  
A culinary tour de force that guides you on along the avenue for a variety of flavours and foods.

## Photo Feature

