

EDMONTON

REAL ESTATE REPORT

February

2018

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Dear friends,

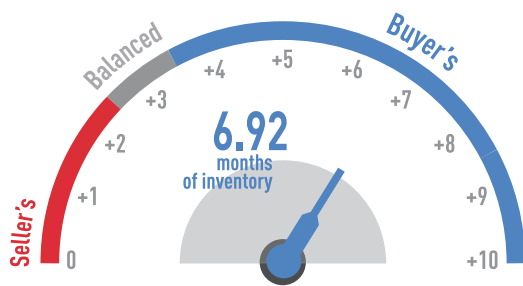
Look around and what do you see? Probably technology, everywhere. This year, home technology and smart devices are making a bigger splash than ever. We've taken a look at some of the top technology trends for 2018 so you can keep your house as flashy as you want.

Also in this month's newsletter, for an up-to-date look at what is happening in the world of real estate, we've included the latest market report and a news brief on property assessments. 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.

No matter what your needs are, we have you covered. If you, your friends or family are looking to buy or sell real estate please keep me in mind. I am happy to answer any questions and look forward to guiding you on a housing search.

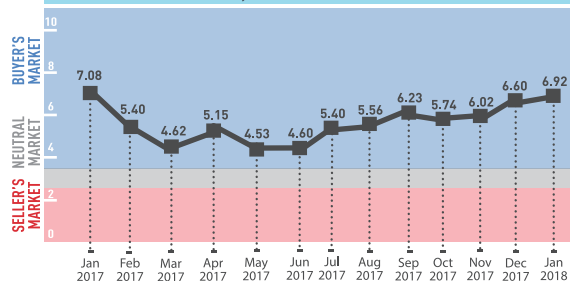
EDMONTON MARKET REPORT

Market Status



Market Status (13 months history)

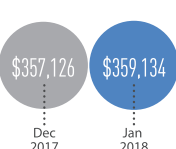
No. of months of inventory



Average Prices

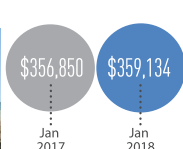
City of Edmonton average SOLD price

Month to Month



Compared to LAST MONTH, homes are selling for 0.56% more

Year to Year

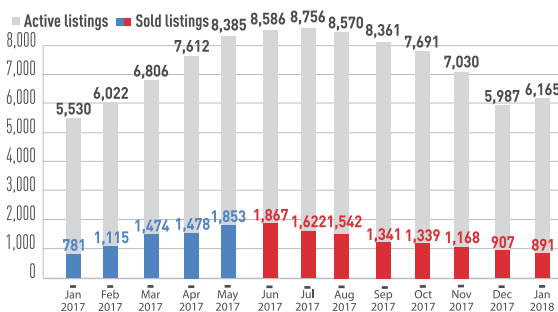


Compared to LAST YEAR, homes are selling for 0.64% more



Inventory

Listing inventory & SOLD (13 months history)

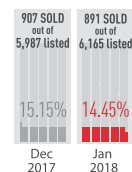


Transactions Data

Odds of selling

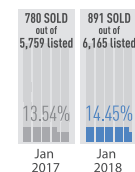
(Percentage of Homes Sold VS Listings)

Month to Month



Compared to LAST MONTH, the odds of selling decreased by 4.60%

Year to Year



Compared to LAST YEAR, the odds of selling increased by 6.84%



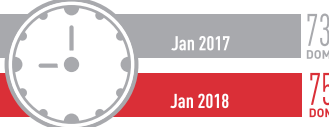
Average Days on Market

Month to Month



Compared to LAST MONTH, homes are selling 8.00% slower

Year to Year



Compared to LAST YEAR, homes are selling 2.67% slower



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RE/MAX Excellence

Real Estate News Feed

Edmonton faces tough new-condo market, panelist tells real estate meeting – Edmonton Journal edmontonjournal.com

Edmonton's Ice District skates towards construction milestone – CBC News www.cbc.ca

West Block developer urges Edmonton to keep word on LRT – Real Estate News Exchange renx.ca

Edmonton house prices likely to drop slightly in 2018, realtors association says – Edmonton Journal edmontonjournal.com

'We hunted as a pack': Edmonton Amazon HQ bid still worthwhile even though city didn't make the shortlist, economic development head says – Edmonton Journal edmontonjournal.com

Ten Edmonton business events to look for in 2018 – Edmonton Journal edmontonjournal.com

SMART TECHNOLOGIES IN THE HOME

From smart watches to smart kettles, technology is entering homes at the speed of light.

One of the biggest home technology trends for 2018 is that devices now provide many uses — just one function won't cut it anymore.

A new voice activated mirror recently came out that changes the lighting, tells you the weather and plays music as you get ready. There's a door alert system that not only provides lighting but also extends the home's wifi.

Part of it is an issue of space and availability of outlets — why buy an item that only does one thing when the same sized device does many functions?

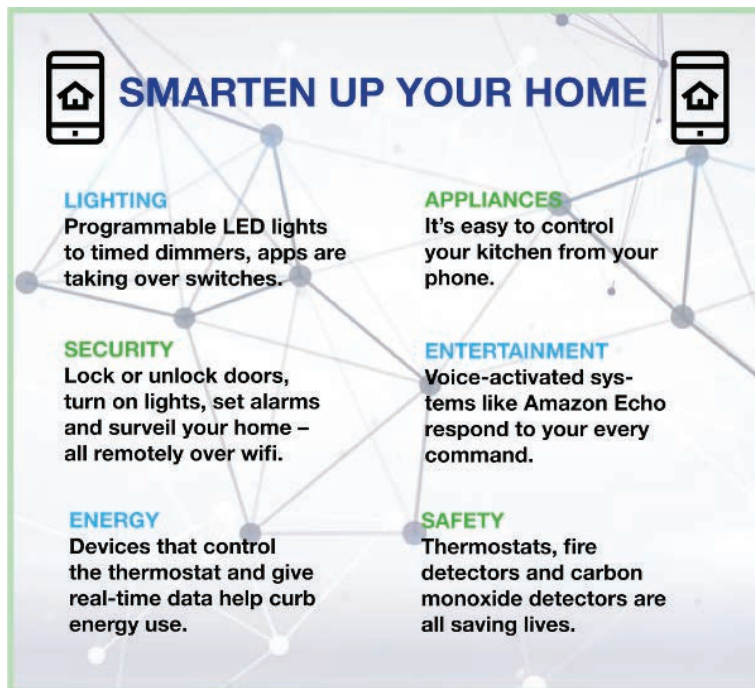
Home security is a key example of how technology in the home is taking off.

Many of the security systems on offer are fully integrated and often include functions that are not typically associated with home safety like lighting and doorbell ring tones.

Almost all the systems now include an option to lock and unlock doors and keep an eye on the situation remotely via wifi.

Technology is not always cheap but when used right can help you save money in the long run.

For example, monitoring devices can help curb energy use because it gives you real-time data. Smart thermostats and lighting systems, which are programmable, can also help save money by only using energy when you need it.



Simple safety improvements like smart thermostats, smart fire detectors and smart carbon monoxide detectors are a bonus when selling a home too.

A survey by Smart Home Marketplace recently found that 70 per cent of homebuyers want these kinds of features in a home and so a few inexpensive touches can really make it stand out to buyers.

Events & Festivals

Boardwalk Ice on Whyte (Feb. 1 – 4)
Chilly winter fun with food and festivities. Also has one of the few ice carving competitions in the country!

Silver Skate Festival (Feb. 9 – 19)
Nearly three decades of sports celebrations, this festival is rooted in Dutch tradition and love of winter.

Great Canadian FitFest (Feb. 10 – 11)
One of the largest interactive fitness festivals in the country, bringing together competition and healthy living.

Proteus Saxophone Quarter (Feb. 17)
Redefining the tradition of saxophone in this vibrant and vivacious concert.

Indian-inspired meals (Feb. 22)
Who needs to order in when you can learn to make your own delicious meals.

Intersect (Feb. 23 – 24)
Dynamic ballet performance, bringing together two very different pieces.

Swing n' skate (until Feb. 25)
Local bands bring the swinging, the swaying and the jazz to this free event every Sunday.

Photo Feature

