

EDMONTON

REAL ESTATE REPORT

March
2018

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Dear friends,

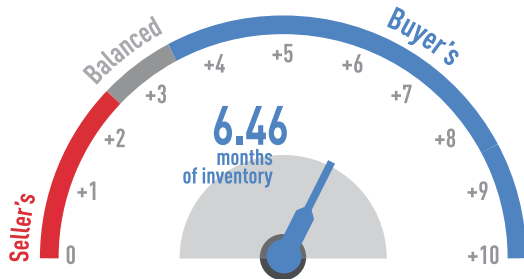
The sounds and smells of spring are just around the corner — March 20th, and spring will have sprung once again. We are all familiar with the idea of spring-cleaning but why not take it one step further with spring-fixing. Spring is a great season to tackle some home-improvement projects. We've got some suggestions of projects to tackle that will not only improve the aesthetics of your home, but will also increase the value without breaking the bank.

Also in this month's newsletter, we've included the latest market report and some news explainers to keep you up to date on all that is going on. Although the weather might not seem quite warm enough to want to leave home just yet, we've got a list of events that will encourage you to get out and explore the city. If you, your friends or family are looking to buy or sell real estate please keep me in mind.

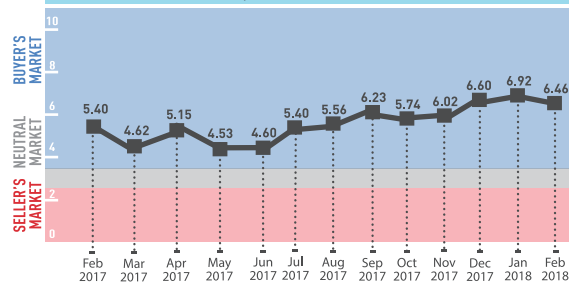
I am happy to answer any questions and look forward to guiding you on housing search.

EDMONTON MARKET REPORT

Market Status



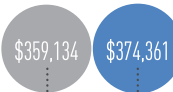
Market Status (13 months history)



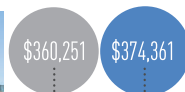
Average Prices

City of Edmonton average SOLD price

Month to Month

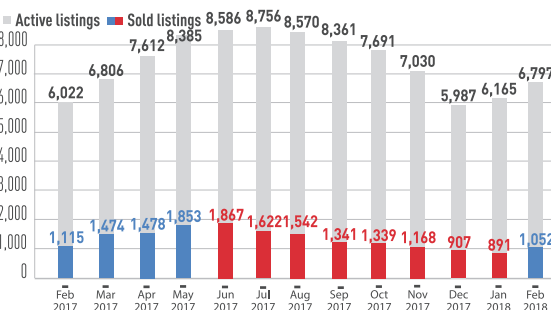


Year to Year



Inventory

Listing inventory & SOLD (13 months history)

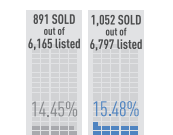


Transactions Data

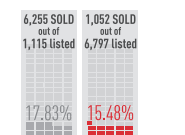
Odds of selling

(Percentage of Homes Sold VS Listings)

Month to Month

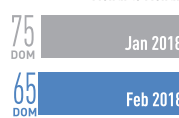


Year to Year



Average Days on Market

Month to Month



Year to Year



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RE/MAX Excellence

Real Estate News Feed

For those who call Edmonton home, steady market makes it possible to own one – CBC News
www.cbc.ca

Ice District fuels Edmonton condo sales jump, highest in Canada: report – Edmonton Journal
edmontonjournal.com

Ambitious plans would transform Bonnie Doon mall – Edmonton Journal
edmontonjournal.com

Go for that dream home despite dropping markets, Edmonton economist says – CBC News
www.cbc.ca

Top Reasons to Live in St. Albert – CTV News
edmonton.ctvnews.ca

CMHC says national housing market still 'highly vulnerable' for 6th straight quarter – CBC News
www.cbc.ca

Albertans who own vacation properties in B.C. face new tax – CBC News
www.cbc.ca

BEST SPRING RENOVATION PROJECTS TO INCREASE HOME VALUE

1. Doors and Windows

The cost of a new door is almost entirely recouped when it comes to selling and greatly improves both look and security. A steel door costs an average of \$1,162 and would recoup nearly 97 per cent of that cost, according to a survey by Cost vs. Value Report.

The same is true for windows. Dual pane windows in particular are popular and, in addition to improving attractiveness, can cut heating costs in the winter.

2. Landscaping

With warmer weather come fresh flowers and plenty of yard work. "Curb appeal" is hugely important when it comes to selling. Use your garden's size and dimensions to your advantage — cutting back overgrown bushes and planting a delicate perimeter of flowers can do wonders for a small garden. Even for large gardens though, don't overcrowd it.

3. Kitchen Remodel

This is a costlier upgrade than some of the others but one that will spike your home's value. Kitchens are one of the rooms that can most obviously date a house and one of the biggest selling points for a prospective buyer.

If major renovations are not on your to-do list, consider smaller upgrades: new appliances, a fresh coat of paint on the cupboards or more storage space.

4. Bathroom Remodel

Similar to the kitchen, bathroom remodelling is an extremely valuable project albeit it can be costly. New fixtures, shelving and shower head are easy additions that can quickly improve the look. Fresh paint and fixing any water-stained marks are also must-dos.



HOME IMPROVEMENT UNDER \$100



WIRING

Hide cables and wires away with thumbtacks or beadboard panel.

LADDER RACK

Paint a small ladder for the bathroom as a great way to hang towels.



STENCILS

Simple stencil outlines decorate an otherwise dreary room and are fun for children's bedrooms.



LIGHT DIMMER

Instal on switches around the house or buy multi-shade bulbs.

HOOKS

Hand up for jackets, tea towels and in the garage for tools.

5. Paint and Other Small Tasks

Small hardware changes – burnt out light bulbs, broken cabinet fixtures, squeaky cupboards and leaks are all little fixes that don't take long but make all the difference.

A fresh coat of paint, particularly in a neutral colour like cream or pale yellow, can immediately brighten a room and make a home appear much more current.

Events & Festivals

The Romeo Initiative (March 1 – 11)

Based on a true story about an East German spy, this production is half romantic comedy and half spy thriller.

International Women's Day Celebration and Screening (March 8)

Screening of Embrace, a film about body positivity and empowerment, in celebration of International Women's Day

Snowshoe and stargaze (March 10)

Trek in the snow and gaze at the stars from Elk Island National Park, all in the safety and fun of a guided tour.

SkirtsAfire Festival (March 8 – 11)

This women-focused arts festival spans four days and showcases work from all the different disciplines.

Lindi Ortega (March 16)

Canadian Country Music Award winner, she has worked with musicians like k.d. lang and Carrie Underwood before. Her raw vocal power and roots rhythm is not to miss.

Northern Lights Folk Club (March 24)

Featuring singer, songwriter and guitarist Roy Forbes.

Anneke's Antique Sale (March 30 – 31)

More than 130 collections of antiques and old glories from vintage jewellery to furniture are for sale.

Photo Feature

