

EDMONTON

REAL ESTATE REPORT

May

2018

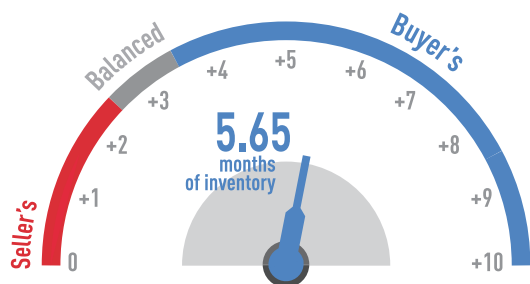
Dear friends,

The sun is out and the days are looking brighter. In this upcoming month, we have Mother's Day to look forward to and a celebration of all the women in our life. For tech-savvy Moms, check out our photo feature of cool gadgets for women. This is a great time to appreciate the people around you and spend time with loved ones — and if you're looking for ideas of what to do, we've got you covered with a list of activities happening around the city this month.

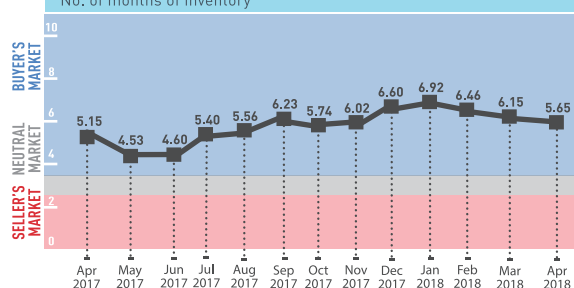
We've also included the latest market trends and developments in the real estate world, to enlighten and inform you of all that is going on. They say the best things in life are free and, while that's definitely true, carrying a load of debt can make those things less pleasant. We talked to a credit advisor and have some advice on how to improve and protect your credit score. That score will come in handy when getting a mortgage, once you find the perfect house. And if you're still looking for the perfect home? Please feel free to reach out and I will gladly help you in your search. I look forward to being in touch.

EDMONTON MARKET REPORT

Market Status



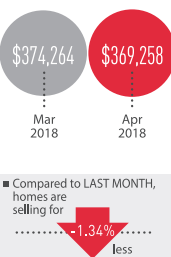
Market Status (13 months history)



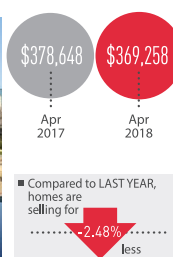
Average Prices

City of Edmonton average SOLD price

Month to Month

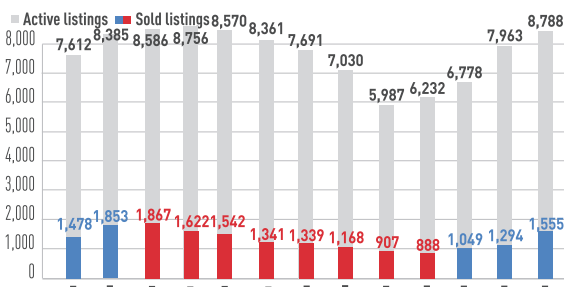


Year to Year



Inventory

Listing inventory & SOLD (13 months history)

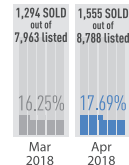


Transactions Data

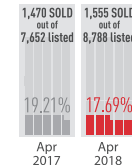
Odds of selling

(Percentage of Homes Sold VS Listings)

Month to Month

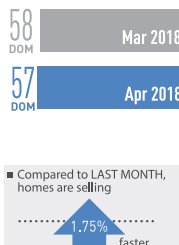


Year to Year

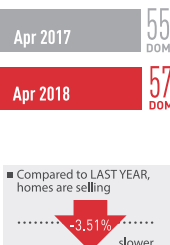


Average Days on Market

Month to Month



Year to Year



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RE/MAX Excellence

Real Estate News Feed

Cannabis could soon be a \$100-million Edmonton industry, city official says – Edmonton Journal
edmontonjournal.com

Edmonton market's sales activity dips noticeably year-over-year – Mortgage Broker News
www.mortgagebrokernews.ca

Housing starts in Edmonton down nearly 20 per cent compared to 2017 – Edmonton Journal
edmontonjournal.com

Ice District delivered as promised – Edmonton Sun
edmontonsun.com

Sparrow Capital seeks to combine culture, economic impact – Real Estate News Exchange
renx.ca

How the housing slowdown is taking the lustre off the whole Canadian economy – Calgary Herald
calgaryherald.com

HOW TO REPAIR AND PROTECT YOUR CREDIT SCORE

Your credit report tracks your spending history for the past six years and a bad credit (FICO score) makes it nearly impossible to get financing for a home, car, credit card or even cell phone. So if, for whatever reason, your score has plummeted — there are a few things you can do to repair it.

1. Know your score

Finding out your credit score and history is the first step to knowing what went wrong and how to fix it. You can get a copy from two main credit bureaus in Canada: Equifax (the most highly recognized) and Trans Union. If you send it in by mail, you can receive a copy for free or you can pay for a digital version for the benefit getting it faster.

2. Review your history

Make sure that there are no errors. It's not likely but not impossible either. Check that no late payments have been erroneously added to your account, all the charges made are accurate and that your payments went through correctly.

3. Start making payments

This may be easier said than done but it really is the key to improving your credit score. Set up a reminder schedule and make sure you are paying off your debt bit by bit each month — and on time. The general rule is to keep debt within 65% of your credit limit. When it comes to paying off debt, start with the one with the highest interest rate first. It may seem overwhelming but, chunk by chunk, it is possible to pay off debt if you stay consistent with it.

4. Avoid more debt

Be aware of the credit limit on your card and don't go over that limit. Also keep in mind that having too many credit cards, especially newly open accounts, can also negatively impact your rating.

5. Pay off debt as soon as possible

Although it seems strange to go into debt to pay off debt, and contrary to the previous step, sometimes taking out a loan or borrowing money is the best way to save your credit score. Balance what the interest looks like, how quickly you can pay it off and whether a loan will ease your credit history.

6. Take the initiative

Check your credit at least a few months before you need to make a big purchase or re-finance something so you have time to improve your score if needed. This will help give you the best interest rates when you most need them. Lenders make a lot of their financing decisions by looking at your history. If you pay off debt the day before, your score and reputation is much less credible.

7. Protect your credit score

If you have bad credit, don't panic — it's easy enough to repair it by paying off the highest interest rates first and being consistent with debt management. If you have good credit, make sure you protect it — set up payment reminders

Canadian Debt A Fact Sheet



RATIO

Canadians owe on average \$1,70 for every dollar they have in disposable income



\$\$ AMOUNT

Canadian households owed a total of more than \$2,1 trillion



MORTGAGES

Much of the debt — almost \$1,4 trillion — is in the form of mortgages



STUDENTS

77% of Canadian graduates have regrets about student debt

CONSUMER DEBT

The average Canadian owes \$8,500 in consumer debt, excluding their mortgage

Events & Festivals

Art and Sole (May 10)

A foot-forward fashion fundraiser to get getting ballerinas dancing.

Teddy Bear Fun Run (May 12)

Have fun, exercise and support the local children's hospital.

Dutch Spring Market (May 12)

A European-style market with vendors of all kinds.

Mother's Day (May 13)

There are lots of ways to celebrate mothers this Sunday, like taking her to brunch.

Cat Pop Up Shop (May 19)

Bring your cat and get ready to indulge in all things cat-related.

Foodie Bike Tour (all summer)

Enjoy a bike ride and hitting all the hottest spots to eat in the city.

NextFest (May 31 – June 10)

A glimpse at upcoming talent in the area.

Photo Feature

