

Compliments of



SEAN DONLEVY

REALTOR®

O: 780-431-5600

C: 587-986-9545

sdonlevy@royallepage.ca

www.sdonlevy.ca

# Homeowner NEWSLETTER

Volume 22 ~ Issue 3, APR 2017

### Call today for your **FREE** Property Evaluation

*I will be pleased to provide this service without further obligation from you.*

- Market Report
- Market Numbers
- Fence Types
- Brighten a Drab Basement

## SPRING SALES CONTINUE TO INCREASE AS THE MARKET WARMS

**Edmonton, April 4, 2017** - In March, 1,474 MLS® system listed properties sold in the Edmonton Census Metropolitan Area (CMA), which is an increase of 31.8% over February 2017, and an increase of 1.8% relative to March 2016. New listings were also up this month to 3,080, an increase of 26.7% compared to February 2017 and increase of 1.4% in March 2016.

"We generally see activity in the housing market start to increase at this time of year," says James Mabey, REALTORS® Association of Edmonton Chair. "Buyers can look forward to more inventory to choose from and sellers can count on more buyers in the marketplace."

Average prices are increasing in all categories compared to February 2017. The all residential average unit sales price was \$371,680, which is up 3.1%. The average price of a single family home was \$439,139, which is an increase of 3.0%. Duplexes and rowhouses increased 0.41%, to an average sale price of \$348,806. Relative to March 2016, the average selling price of a single family home increased 0.49% and the average selling price of a duplex/rowhouse increased 3.2%. Condominium average prices increased to \$242,632, an increase of 3.86% compared to February 2017. Unit sales of condominiums also increased, from 357 in February to 398 in March.

"It is promising to see positive movement in the condo market. We have seen a large increase in both new and resale inventory, so it is good to see sales starting to follow suit," says Mabey.

Overall, average DOM for all residential properties in March was 57, which is a decrease from 65 days in February 2017, and an increase compared to March 2016 at 53 average days. Condominiums average DOM decreased from 74 days in February 2017 to 67 days. Duplex/rowhouses average DOM decreased as well, from 80 days in February 2017 to 62 days in March, which was identical to March 2016. Single family homes decreased from 58 days in February 2017 to 50 days in March, which was one day longer than March 2016 at 49 days.

REALTORS® Association of Edmonton

Average Residential Sale Price: **\$378,145**

Average Single Family Sale Price: **\$442,822**

Average Condo Apartment Sale Price: **\$230,687**

Average Duplex/Row house Sale Price: **\$354,390**

### EDMONTON CAPITAL REGION ACTIVITY

30 Day Averages as of March 30, 2017

Average Days on Market: **58.5**

Visit [www.royallepagenoralta](http://www.royallepagenoralta) for currently listed homes in and around the Edmonton area.

This newsletter is not intended to solicit properties already listed for sale.

## MAKE THE RIGHT CHOICE FOR YOUR FENCE PROJECT

(NC) Whether you are looking to create your own private oasis, or add more security and safety to your home, a proper fence can make a world of difference. But the type of fence you choose will ultimately stem from how you use your yard.

“The challenge comes in finding something that is both functional and aesthetically pleasing,” explains Todlynn MacPherson, who is with Royal LePage Truro Real Estate. MacPherson recommends reviewing these three scenarios to determine your fencing needs:

**1. Privacy.** If you are looking to create more privacy for your home, solid wood fences are a good option. Most fences built for privacy stand about six feet high. They are available in varieties of wood types, with cedar and spruce being the most popular. Lattice-tops can add aesthetic appeal, and a myriad of building designs are available. Ask your local building centre for wood fence and gate design ideas or research online.



**2. Safety.** For backyards with pools, a fence with limited horizontal rails is recommended. This will ward off trespassers from using the fence as a ladder to get into the pool area. Having a gate with a spring latch is a bylaw requirement in most municipalities. Black aluminum fencing is typically produced with vertical spindles – often emulating wrought iron design – and provides good sight lines for pool areas.

**3. Security.** Keeping children or pets safe in the yard is critical for any family. Chain-link fencing is strong, reliable, and affordable. Whether you have a dog that jumps or one that digs, chain-link fences can be built to suit the needs of your pet. Although it is one of the less aesthetically appealing options, chain-link fencing prioritizes safety and won't break your budget.

For more information at [www.royallepage.ca](http://www.royallepage.ca).



## CAST A NEW LIGHT ON A DRAB BASEMENT

A few changes to lighting treatments can drastically improve a dark and dated basement. With the right choices, you can transform this often-neglected space into a chic and dramatic area for your family to enjoy.

“Opt for lighting choices that highlight the best features of your recreation space and take the focus off the less attractive ones,” recommends Norm Jensen, from Royal LePage Network Realty in Red Deer, Alberta. He recommends three types of lighting to enhance the ambiance throughout:

**Soft and soothing lighting.** Table lights, standard lamps and wall and valance lights can be used to wash walls in light, creating more flattering glows, while minimizing any flaws. Dimmer switches are a great option and can provide added flexibility to the lighting experience.

**Task lighting.** This will help you to concentrate in those areas where you need light for specific purposes, such as game tables. Angled lighting, halogen spotlights and reading lamps are some examples of task lighting.

**Dramatic lighting.** Use dramatic lighting to accentuate specific features in the basement. Paintings, sports memorabilia and architectural features can benefit from basking in the spotlight.

Find more information at [www.royallepage.ca](http://www.royallepage.ca).

[www.newscanada.ca](http://www.newscanada.ca)



*“You can cut all the flowers, but  
you cannot keep Spring from  
coming.”*

Pablo Neruda

Helping you is what we do.™



NORALTA REAL ESTATE