

Compliments of



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Homeowner NEWSLETTER

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Call today for your **FREE** Property Evaluation

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

• Market Report

• Interior Design Trends

Average Residential Sale Price:
\$360,406

Average Single Family Sale Price:
\$416,098

Average Condo Apartment Sale Price:
\$230,354

Average Duplex/ Row house Sale Price:
\$343,517

EDMONTON CAPITAL REGION ACTIVITY

30 Day Averages as of January 10, 2017

Average Days on Market: 71.5

REALTORS® FORECAST SLIGHT DECLINE, INVENTORY GROWTH FOR 2017

Edmonton, January 4, 2017: The REALTORS® Association of Edmonton released its annual housing forecast today at a seminar at the Northlands Expo Centre attended by 600 REALTORS® and business leaders. Chair James Mabey forecast that sales of residential homes in the Edmonton Census Metropolitan Area will continue to remain relatively stable in 2017.

Single family homes performed well in 2016, with a slight drop in unit sales and average prices. Unit sales are predicted to continue to decline until the middle of 2017, ending the year approximately 1.7% under 2016 numbers. Single family home prices are expected to decrease by 2.2%. Inventory is expected to remain higher than in previous years. Continued strength in the \$350,000 to \$450,000 single family home prices category is expected.

“Edmonton had a positive 2016 despite ongoing economic uncertainty,” said Mabey. “Buyers are continuing to remain cautious, and sellers are having to set appropriate expectations and evaluate their motivation and urgency.”

Condominium sales experienced a drop in both unit sales and prices in 2016. It is expected that unit sales will stabilize and increase slightly, by 0.2%. However, inventory will continue to grow by 1.1% and the average unit selling price will decrease by an anticipated 3.8%.

Duplex/rowhouses continue to gain in popularity as an alternative to single family homes, offering both affordability and an ownership model that appeals to many first time buyers. The addition of a higher quality selection should help to keep average prices stable for this category. Forecasts suggest an increase in unit sales by a modest 0.5% and inventory slightly lower by 0.5%. Unit sales overall are projected to decrease by 1%.

In addition to Mabey’s forecast, other speakers at the seminar included John Rose, Chief Economist, City of Edmonton; Christina Butchart, Senior Marketing Analyst Canadian Mortgage and Housing Corporation; and Catherine Rothrock, Chief Economist, Government of Alberta. There was also a REALTOR® panel that discussed current market conditions and challenges.

There are 3,400 REALTORS® operating in the greater Edmonton area, which also includes Cold Lake, Wetaskiwin, Drayton Valley, Vegreville and Westlock.

ereb.com

Visit royallepagenoralta.ca for currently listed homes in and around the Edmonton area.

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

INTERIOR DESIGN TRENDS FOR 2017

2017 is here again with interior design trend Predictors making their predictions for the year. Here are some fascinating ideas to motivate you whether you are the type that fancies plush and exotic or simplicity and organic neutral colours. 2017 introduces a clean state, an opportunity to either renovate the old or bring in the new in all aspect of life especially when we talk about interior design of a home. Based on some acknowledged facts, experts have predicted perfect interior design trends for 2017.

1. Natural Charm (Terracotta)

The popularity of Terracotta tiles is overwhelming especially for its warm nature. Terracotta tiles were used for bathroom walls or protecting fireplaces in the 1980's and they were not used as border tiles. It is predicted that warm materials like Terracotta will take the place of the famous cool white tones.



Terracotta tiles are completely natural as their uniqueness and classy nature gives interior decorations a touch of elegance and maturity. They also fit perfectly well in a modernize setting.

2 Quirky Cork

Yes, cork will be back for real in 2017. The versatility and green nature of cork makes it a wanted material by designers. Cork upholstery, wall coverings and furniture contributes to its popularity, as they add texture to a room. Its ability to be unaffected by water also makes it a perfect choice for the bathroom and kitchen. It is also known for its ability to absorb noise when used in a home that has large openings and perhaps in halls also.

A combination of corks with stone tops is a perfect decoration for bases of coffee tables. It is also used as solid cork tool. It is predicted that cladding of most homes and offices walls will be done with cork in 2017.

3. Dark Greens

The idea of using dark green depicts unity, balance and peace. Its association with nature explains its ability to restore back to brand new. Dark green will be a very perfect paint colour for the bedroom as it has a wintery scandi backdrop for natural linen, reindeer furs and tan. It is predicted that navy and midnight blues will give way for dark shades of green as the trending interior decoration colour in 2017. It adds depth and brings in the colours from the outside when used as an accent for décor items.



4. Next Level Upholstered Headboards

There will be an unusual change in trending beds in 2017 as upholstered headboard will replace the usual timber bed frames that is commonly used now. Upholstered headboards act as an attractive feature in the bedroom. Their popularity is becoming overwhelming, making them one of the hottest design

trends. It doesn't matter whether you are renovating your home or preparing it for sale, since a headboard is a very perfect way to spice up the interior decoration of your bedroom.

Bedrooms of luxury hotels and homes of celebrities have experienced a form of staple over the years but there will be a turnaround in 2017 as everyone seems to be falling head over heels for the headboard trend.

5. Escapism

With the number of hours devoted to gadgets like smartphones and laptops screen per day and the alarming response of humans to technological advancements, in 2017, every house will try to fill the void of technological emptiness by creating a space in the home where we can easily enjoy peace and calmness whilst lazily scrolling through our Facebook or Instagram feeds.

Some of the furniture and materials that will also enhance relaxation in 2017 includes Icelandic sheepskins, floor cushions and chunky knit wool rugs.

6. Jewel Tones to Make You Happy

Pastel shades of pink will be dropped for brilliant and sparkling colours like amethyst, ruby, sapphire, citrine and emerald in 2017. This is because of their grown-up, glam look. The combination of deep smoky shades with attractive colours depicts an exotic impression

Pastel shades of pink and blue will also soon be overtaken by jewel tones inspired by metals, space, stars, clouds and the cosmos. Some of the materials that will add light and soft romantic piece to this trend includes transparent fabrics, floaty silks, sheers and X-ray materials. Lucite, raw-cut quartz and metals will also contribute to sparkling brilliance and interest in 2017.

7. Mixed Metals

It is predicted that there will be a resurgence of mixed metals like brass, chrome, silver and polished nickel to signal the popularity of both minimalist and industrial design. Although mixing metals didn't come as a new design, people are just trying to add a spice of creativity to the



combinations. If combined perfectly, brass, chrome, and black lacquer are colour combinations that can produce a sparkling brilliance. Another colour combination to look out for includes matte gold and metallic gold when combined and used in kitchens.

8. Boutique Living

"It's all about selecting the right bedding, the right art collection and the right books that will make you, your guests—whether family, friends or strangers, to feel comfortable," Robert Novogratz of The Novogratz design firm.

Decorating your home with the perfect material will make your guests feel at home and make you and your family feel relaxed as if you were on vacation. This can be achieved by choosing a universal bedding or selecting reversible cushion covers.

9. Dimensional Textures

It is predicted that unexpected combinations will prevail in 2017 Considering the most widely used décor styles like southwestern (cowhide rugs and desert plants) and Scandinavian (bleached Nordic wood, sheepskin rugs, and linen upholstery). Considering how beautiful a natural wood frame will look when combined with industrial metal table topped with cacti and a sheepskin accent textile. The comparison of two or more design styles and textures rather than a single style makes a huge impression in a room.

Valentine's Day 2017 - Tuesday, February 14th

"If you have only one smile in you, give it to the people you love."

Maya Angelou

Helping you is what we do.™



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