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HOMEOWNER NEWSLETTER

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Cole Slaw for a Crowd

Family Recipe from Sean Donlevy

- ✓ 1 Cup White Vinegar
- ✓ 1 Cup White Sugar
- ✓ 2/3 Cup Vegetable Oil
- ✓ 1 tsp. Salt
- ✓ 2 tsp. Dry Mustard



Combine **above** in a small pot and bring to a light boil while stirring. Do not let it boil over: it's the law, Cole's Law.

In a large bowl, combine:

3 lb. Bag of Cole Slaw Mix (or the fresh equivalent)
1 small to medium white onion sliced thinly into rings. Use a mandolin if available & watch your fingers. Separate onion rings.

Pour hot liquid over vegetables, stir to coat vegetables, cover and refrigerate. Let marinate for at least two hours.

The acid of the vinegar will turn the purple cabbage redish in a day or two, but it gets a little better with age.

Bon Appetit.

SINGLE FAMILY HOME SALES ARE ON THE RISE

Unit sales for single family detached homes were up 19.3% from April and up 3.8% year-over-year, with 1,119 selling in May across the Edmonton Census Metropolitan Area (CMA). Unit sales of duplexes and rowhouses increased 37.2% over April, and 23.03% over May 2015 with 203 units sold in the month. Condo sales were up 5.3% month-over-month, but down 18.2% year-over-year. All-residential sales at 1,771 were up more than 18% from April and down less than 1% compared to May of last year.

“Consumer confidence amongst home buyers in Edmonton and surrounding areas remains strong and is reflected by increased unit sales in the single family detached and duplex/rowhouse categories,” REALTORS® Association of Edmonton Chair Steve Sedgwick said. “Relative to other markets in Alberta, Edmonton’s resale housing market is solid.”

Total new listings were down less than 1% relative to last month and 2.5% compared to May 2015, with 3,233 new properties coming onto the market in May. The sales-to-listing ratio for single family detached homes was 61% for May 2016, up 10% from April and on par with May 2015. The sales-to-listing ratio for duplex/rowhouses was 73%, down 13% from May 2015 but up 22% from last month. Condo properties are entering a buyer’s market, with a 40% sales-to-listing ratio, up 2% from last month, but down 13% from last year.

The average single family detached home in the Edmonton CMA sold for \$440,573 in May, virtually on par with April’s average price of \$439,982, but down almost 3% compared to the average price of \$453,748 in May 2015. Average condo prices at \$254,555 are up over 1% month-over-month, and almost flat to last year. Duplex/rowhouse average prices increased compared to both the previous month and May 2015, up 3% and 1.5% respectively.

“While new listings coming onto the market were down this May compared to 2015, inventory continues to remain strong with more than 8,000 residential properties on the market at month’s end,” Sedgwick said. “The fact that we haven’t seen a significant decline in prices is giving buyers more assurance. They are making purchases based on market stability and good selection.”

In May, the all residential average days-on-market was 54 days, up 14 days from April and up 8 days relative to May 2015. On average, single family detached homes sold in 51 days in May, while condominiums and duplex/rowhouses sold in an average of 59 days.

ereb.com

Average Residential Sale Price:
\$389,220

Average Single Family Sale Price:
\$442,719

Average Condo Apartment Sale Price:
\$250,763

Average Duplex/ Row house Sale Price:
\$313,700

CAPITAL REGION ACTIVITY

30 Day Averages as of June 20, 2016

Average Days on Market: **53** YTD Sales: **1,841** (-2.36% compared to last year)

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

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

Your Essential Home Project Toolkit

Embarking on a home improvement project is a fun and rewarding way to spend spare time. With a myriad of ideas available in books and on the internet, ideas abound for quick makeovers that yield dramatic results and useful solutions.

Keep these essential tools on hand to tackle small improvements with confidence and ease.

- **CLAW HAMMER:** for general assembly and demolition
- **NAIL SETS:** you'll need these in a variety of sizes to sink nail-heads below the work surface, providing a clean finish
- **TAPE MEASURE:** you'll find it useful to have both a 12-ft. and a 25-ft. tape measure on hand
- **CORDLESS DRILL / DRIVER:** This portable power tool makes light work of drilling holes and driving screws
- **LEVELS:** a 4-foot bubble level is best used on large surfaces—the smaller torpedo level works nicely in confined spaces
- **CARPENTER'S PENCIL:** the pencil's flat design keeps it from rolling off surfaces and it is used for marking and laying out hardware
- **UTILITY KINKE AND PUTTY KNIFE:** a utility knife will handle most cutting and trimming jobs. You'll need a putty knife for filling holes and patching
- **SCREWDRIVERS:** your toolkit should include different sizes in both Phillips and Robertson. Or, you can consider a four-in-one screwdriver that holds four bits—two standard and two Phillips, which should meet most jobs
- **SAFETY GEAR:** eye and ear protection; dust mask or respirator; knee pads; work gloves; work boots; and a good first aid kit

For best results, look for quality in the tools you select and invest in a tool bag or carry-all to keep your essentials well organized and easily accessible.



5 Unique Last Minute Canadian Getaways

(NC) So you spent your trip-planning time binge-watching the latest season of your favourite show. Don't worry, because all the research and legwork are done for you in this handy guide to great Canadian locales for a last-minute vacation, so pick whichever one sounds most interesting to you and your entourage and start packing.

- 1. Maligne Lake, Alberta.** Nestled in Jasper National Park, Maligne is the largest glacially-fed lake in the Canadian Rockies. It boasts pristine water, spectacular views of surrounding glaciers and world-renowned Spirit Island, one of the most photographed views of our Rockies. Enjoy a guided boat tour or try your hand at sport fishing, kayaking or canoeing.
- 2. Montreal.** If you've been to this city but haven't checked out Old Montreal, then you're missing out. One of the oldest urban areas in North America with some buildings dating back to the 17th century, most of Old Montreal was declared an historic district in 1964. Be sure to see the gorgeous architecture at Place d'Armes and Notre-Dame Basilica for yourself, and walk down the area's cobbled streets for incredible restaurants, museums and the city's old port. Find some modern-day balance by staying at the hip Renaissance Montreal Hotel.
- 3. Regina, Saskatchewan.** Be adventurous and explore a provincial capital that is often overlooked. Learn at the Saskatchewan Science Centre and the MacKenzie Art Gallery, watch Saskatchewan Roughriders football at Mosaic Stadium or try your luck at Casino Regina. If you're a history buff and a lover of luxury, stay at the Hotel Saskatchewan, an Autograph Collection Hotel, to take in some beautifully-preserved early twentieth century architecture.
- 4. Cape Breton Island.** Visit this eastern island for its spectacular scenery, outdoor trails for adventures, and charming heritage sites and museums. Located on the north-eastern tip Nova Scotia, Cape Breton Island is rich with Gaelic, Aboriginal and Acadian cultures. Enjoy being so close to the water with an Atlantic fisheries tour, boating, or visiting the Cape Breton Highlands National Park for panoramic views of the Acadian coastline.
- 5. Okanagan Lake, British Columbia.** Located in downtown Kelowna, Okanagan Lake lets you get the best of both worlds with city creature comforts like museums and shopping, along with beautiful lake and mountain views of Okanagan Valley. Visit vineyards in nearby wine country and explore local festivals, parks, beaches and walking trails near the water. Stay in the heart of it all at the stylish Delta Grand Okanagan Resort.



HAPPY
CANADA DAY!

