

Compliments of



**SEAN DONLEVY**  
REALTOR®  
O: 780-431-5600  
C: 587-986-9545  
sdonlevy@royallepage.ca  
www.sdonlevy.ca

Helping you is what we do.™



# HOMEOWNER NEWSLETTER

Volume 21  
Issue 8 OCT 2016 [www.RoyalLePageNoraIta.ca](http://www.RoyalLePageNoraIta.ca)

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

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

### IN THIS ISSUE:

- Market Report
- Chunky Pumpkin Soup
- Home Safety
- Sound Control
- Drafty Home Comfort

### Chunky Pumpkin Soup

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

#### Ingredients

- 2 tbsp olive oil
- 4 c. diced pumpkin or butternut squash (1/2-inch thick)
- 1 c. finely chopped sweet onion
- 1 c. sliced celery
- 5 fresh sage leaves, finely chopped
- 1 bay leaf
- 2 tsp kosher salt
- 1/4 tsp freshly ground black pepper
- 1 tsp minced garlic
- 2 c. low-sodium chicken stock
- 4 c. water
- 1 can (19 fl oz) chickpeas, rinsed & drained
- 1 can (19 fl oz) black-eyed peas, rinsed & drained
- 1/3 cup finely grated Romano cheese



#### Directions

1. In a Dutch oven or heavy-bottomed pot, heat oil over medium heat. Add next 8 ingredients and cook, stirring often until vegetables soften, about 10 minutes. Add remaining ingredients; simmer, stirring occasionally, until pumpkin is tender, about 20 minutes. Thicken soup by mashing some pumpkin against the side of the pot with a wooden spoon. Add 1/4 cup Romano cheese and stir.
2. Ladle into bowls; sprinkle with remaining cheese.

### EDMONTON'S REAL ESTATE MARKET ON PAR WITH LAST YEAR

**Edmonton, September 2, 2016:** August's all residential average sale price in the Edmonton Census Metropolitan Area (CMA) remains consistent with last August at \$369,956, down 4% from July of this year. The price of single family homes in August dropped 4% relative to July from \$450,366 to \$434,362. Year-over year prices remained stable decreasing by less than 1%. The average condo sale price for August 2016 of \$251,526 is down 2% month-over-month (m/m) and 1% year-over-year (y/y). The average duplex/rowhouse sold for \$344,377; down 2% y/y and down 1% (m/m).

"Alberta's economy has been under enormous pressure for some time, but the residential real estate market in the Edmonton Census Metropolitan Area continues to hold. Prices and unit sales for all residential homes are consistent with last year, down less than 1% and 2% respectively," said Steve Sedgwick, Chair of the REALTORS® Association of Edmonton.

At 1,433 units reported sold, all residential sales in the Edmonton CMA were down 5% m/m and down 2% y/y. 861 single family homes were reported sold in August 2016, down 3% from the previous year. Reported condo sales at 406 were down 6% over August 2015. Duplex/rowhouse sales at 136 were up 11% over last year. New residential listings were down 5% m/m and over 6% y/y.

"While this is one of the most active times of the year, we are seeing both listings and sales tapering off as we move into the fall months. This is standard in our local real estate cycle," said Sedgwick. "While unit sales for condos have been impacted the most, prices remain stable. This is thanks in part to the continuing trend of unit sales of over \$750,000 that are keeping average sales price of condos elevated by almost 3%."

The number of days the average home in the Edmonton Census Metropolitan Area (CMA) took to sell in the month of August was 55. This is consistent with August 2015 and down one day from July 2016. On average, single family detached homes sold in 49 days in August 2016, while condominiums sold in an average of 62 days and duplex/rowhouses sold in 56 days.

There were 7,908 residential properties available in the Edmonton CMA at the end of August, down 2% from 8,048 in July 2016, but up 9.4% from the 7227 properties available on the MLS® System at the end of August 2015.

Average Residential Sale Price:  
**\$378,422**

Average Single Family Sale Price:  
**\$432,590**

Average Condo Apartment Sale Price:  
**\$234,555**

Average Duplex/Row house Sale Price:  
**\$354,789**

### CAPITAL REGION ACTIVITY

**30 Day Averages as of September 27, 2016**

Average Days on Market: **55** YTD Sales: **13516 (-2.72% compared to last year)**

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

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

## TOP HOME SAFETY TIP YOU PROBABLY DON'T KNOW

Can you think of any device in your home that works 24/7 for 365 days a year that doesn't eventually need to be replaced? What makes your smoke and carbon monoxide alarms any different?

Fire safety officials point out that the sole function of alarms is to provide early warning so your family can safely escape a fire or carbon monoxide emergency. While old alarms might still sound when you push the "test" button, sensitivity may be reduced after years of exposure to airborne contaminants such as dust, cooking grime, and pet fur. This exposure has the potential to slow down the alarm's reaction time and reduce your escape time.



The National Fire Protection Association recommends that you check the age of your smoke alarms and replace any that are over 10 years old. For carbon monoxide alarms, replace any that were made prior to 2009. Remember that replacement requirements apply to all types of alarms, including battery powered, plug-in, and hardwired devices. Don't trust your family's safety to a device past its prime – check the age of your home's alarms today.

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

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

## SOUND CONTROL KEY TO A CALM, RELAXING HOME

(NC) Inside and out, life can be loud. Retreat from the hustle and bustle of the world by making your home, or specific rooms within it, a calm, relaxing sanctuary.

There's a room in every house that could benefit from greater sound control, whether it's a home theatre, music room, studio, home office, children's play room, bathroom, mechanical, or laundry room. Insulating properly will allow you to enjoy your home that much more and achieve a higher level of comfort.



Experts suggest selecting a dense insulation with a non-directional fibre structure to combat airborne noise such as music, speech and foot traffic. A top choice among builders, contractors, and homeowners is a product called Roxul Safe 'n' Sound which is specially designed for your home's interior walls, ceilings, and floors. This insulation material creates an excellent sound barrier that effectively absorbs noise and reduces the transfer of sound waves from one room to another. Its resistance to fire is an added benefit that also adds passive fire protection to your home, a type of

fire precaution that is part of the core of the building and will help control fire by limiting its spread.

Certain sound dampening measures such as carpeting might also help alleviate echo and reverberation, as will acoustic panels that prevent sound reflections throughout a room. With basic DIY skills, you can simply and affordably construct your own acoustic panels using a stone wool rigid board called Comfortboard 80, which is effective at reducing the intensity and propagation of noise. Find an easy-to-follow tutorial at [www.roxul.com/diy](http://www.roxul.com/diy).

## HOW TO AVOID THE COLD COMFORT OF A DRAFTY HOUSE

(NC) For those who live in older homes, the transition to colder weather can be extra disheartening, as the vision of expensive heating bills, chilly rooms and drafty windows dance in their heads. However, it's easy to change the outlook from cold to cozy with a few simple DIY solutions.

The most effective way to improve the comfort level in your home is to properly insulate. Insulation can be inadequate in older homes. Over time, it can settle and compact, creating gaps. Topping up attic insulation will help keep the warm air in, reducing heating bills and preventing stress on your furnace. For easy installation, homeowners and professionals alike recommend a stone wool batt insulation product called Roxul Comfortbatt. For attics, aim for an r-value of R50 or a depth of 16 inches (41 cm).

A little preparation can go a long way to keep the cold at bay. Seal out drafts by replacing worn weatherstripping and caulking along windows, doors, baseboards, and trim. For other ways to beat the cold, consider inexpensive window insulation kits along with thicker drapes, and don't forget to reverse ceiling fans to push warm air back down.



**“By the pricking of my thumbs,  
Something wicked this way comes.”**

*William Shakespeare  
Macbeth*

