

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 7 SEPT 2016 www.RoyalLePageNoralta.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
- Roasted Harvest Veggies
- New Improvements Add Value
- Best Time to Sell?

Roasted Harvest Vegetables Courtesy of Sean Donlevy

INGREDIENTS

- ✓ Carrots
- ✓ Optional - unpeeled fresh garlic cloves with ends cut off
- ✓ Zucchini - in bite-sized pieces
- ✓ Bell Peppers
- ✓ 1/4" to 1/2" rings or wedged pieces (separated) of Red or White Onion
- ✓ Cherry or Grape Tomatoes
- ✓ Frozen or cooked fresh corn niblets

DIRECTIONS

Preheat the oven to 400 degrees F.

Cut vegetables into bite-sized pieces.

Aim for similarity of sizes so veggies finish at the same time. Start harder (root) veggies first: carrots and garlic should be at the half-way point before starting the rest of the veggie mix. Onion, peppers, zucchini and tomatoes can be added when the harder veggies reach desired doneness.

In a large mixing bowl toss veggies with: Canola Oil; Coarse Salt & Fresh Cracked Pepper

Option 1: Dry Basil, Dry Oregano

Option 2: Torn or sliced fresh basil & oregano at the End of Baking. Fold into hot finished vegetables.

Start the carrots on a cookie sheet, after **10 minutes**, stir. After about **5 more minutes** stir again & add the rest of the veggies. Bake **10 more minutes** & check doneness. About **25 minutes** total. **For potatoes only**, cut into wedges or slices, add the spices above **plus** paprika for colour. Baby potatoes can be left whole. Regular oven could take **30 minutes**; stir at the half way point. In a convection oven, stir every **5 minutes** for about **15 minutes**.

PRICE STABILITY CONTINUES IN EDMONTON'S RESIDENTIAL MARKET

The all residential average sale price continues to remain strong at \$384,504 up almost 2% over the previous month and over 3% from July 2015. At \$450,366, single family homes experienced an increase in average price of over 3% from both the previous month and year. The 2% drop in average condo price month-over-month can be partially attributed to the sale of several luxury properties in June that bolstered the average price. The average condo sale price for July 2016 of \$257,482 remains the same as July 2015. The average duplex/rowhouse sold for \$348,050; down 2% year-over-year (y/y) and down 1% month-over-month (m/m).

"We can attribute much of the average price increase to the strength of high end home sales. When we look at the median price of residential properties, we see a clearer picture of what is happening to prices. The median sales price for all residential is up less than a percent from last year. We are continuing to see strong stable pricing throughout the Edmonton region despite slower sales."

At 1,515 units reported sold, all residential sales in the Edmonton CMA were down 15% m/m and down 16% y/y. 938 single family homes were reported sold in July 2016, down 16% from the previous month and 16% from July 2015. Reported condo sales at 401 were down 13% over June and 25% from the previous year. Duplex/rowhouse sales at 154 in July are up 11% y/y but down 10% m/m.

"May and June still remain the busiest months of the year when it comes to sales volume. Every year we traditionally see a slow down in July and August followed by an uptick in September," says REALTORS® Association of Edmonton Chair Steve Sedgwick. "There is no question that the pace and volume of sales has dropped. The positive side of this is that there continues to be a good selection of inventory for buyers."

The number of days the average home in the Edmonton Census Metropolitan Area (CMA) took to sell in the month of July was 56. This is up 3 days from the previous month and 6 days from July of 2015. On average, single family detached homes sold in 52 days in July 2016, while condominiums sold in an average of 61 days and duplex/rowhouses sold in 57 days.

Total new residential listings in July were 2,895, down 7% from July 2015 and down 5% from the previous month. There were 8,048 residential properties available in the Edmonton CMA at the end of July, down from 8,179 in June, but up from the 7,226 properties available on the MLS® System at the end of July 2015. That is up from 7,177 in June of 2015 and 5,609 in June of 2014.

ereb.com

Average Residential Sale Price: **\$379,348**

Average Single Family Sale Price: **\$439,858**

Average Condo Apartment Sale Price: **\$252,893**

Average Duplex/Row house Sale Price: **\$351,730**

CAPITAL REGION ACTIVITY

30 Day Averages as of August 22, 2016

Average Days on Market: **52** YTD Sales: **11709 (-3.37% 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.

NEW IMPROVEMENTS ADD VALUE

Homeowners often customize their home for personal enjoyment and to appeal to future buyers. So, we ask, which remodelling projects add the most value?

Regular and systematic home maintenance provides the best return on investment. Although, there are a few renovations that consistently offer above average return.

According to the Remodeling 2016 Cost versus Value Report, the following are among the mid-range renovations that homeowners who are looking to sell may wish to consider. To protect your investment, be sure to obtain work permits and consult a professional before embarking on any project where maximum return on your investment is sought.

1. **Attic fibreglass insulation** Recoup more than 90 per cent of the costs based on immediate energy savings and your home's future resale value.
2. **Garage door replacement** Maximum impact on curb appeal and increase functionality. Recoup up to 90 per cent of your investment.
3. **Steel entry door replacement** Quickly improve the curb appeal of your home while reducing heating and cooling costs. Estimated return on investment is more than 80 per cent.
4. **Manufactured stone veneer** Add curb appeal to the exterior of your home, or to accent specific areas within the home. Recoup up to 75 per cent of your investment.
5. **Minor kitchen remodel** Based on an investment of \$20,000, expect to recoup about 70 per cent.
6. **Wooden Deck addition** Add a deck to increase outdoor living space and recoup up to 66 per cent of your investment.



The more you align the features and attributes of your home with those preferred by consumers, the greater the value you will create.

WHEN IS THE BEST TIME TO SELL MY HOME!

While many suggest that springtime is prime selling season, there are a variety of factors that play into the best time to sell a home.

Depending upon the number of homes on the market at any given time, the window for the quickest sale and the highest price can swing significantly. You may do better price-wise when there are fewer homes on the market.



In very hot housing markets, the time frame in which buyers are looking for a home can stretch long past just the spring market. By listing homes further away from the spring season, sellers may attract buyers who are more urgently motivated to purchase.

Pinpointing the best time is not an exact science. Most people make real estate decisions based on need. In many cases, the real estate climate plays a limited role in these decisions.

Homeowners have their reasons for selling and buyers have their own motivations. The best advice could come from your local Royal LePage REALTOR® who understands the many variables at play within your specific market.



"The whole purpose of education is to turn mirrors into windows.

*Sydney J. Harris (1917 – 1986), Journalist
He wrote 11 books & his weekday column, "Strictly Personal," was
syndicated in approximately 200 newspapers throughout the US & Canada*