

It's bloomin' busy out there!

We're working hard to match up buyers, sellers and homes!

- **1,843 properties changed hands in April.** The last time sales approached this level was June 2008 when 1,852 homes sold. The last time sales *exceeded* this number was June 2007 when 2,203 properties were sold!
- **Homes are selling faster!** Average time to sell in April 2009 was down to just 51 days according to the Realtor Association of Edmonton. This is the fastest homes have sold since March 2008!
- **SCHMIDT listings sell even faster!** Sellers listed with SCHMIDT sold in just **24 days** on average in April! We are proud of these results and happy to see our strategies and systems creating success for our sellers!



Visit our **BLOG** at www.WeSellEdmonton.com throughout the month for the latest market news.

WE HAVE A WINNER!

We had a great response to our **MAKING TIME** contest.

Sheri Grier's client **Lisa Douglas** won the draw and will be spending some time with friends at Earl's. Her time saving tip is to always use the dishwasher so she has more time for family and friends. I agree!!! Nothing comes into the Schmidt house unless it's dishwasher friendly! There was a definite "kitchen theme" to the entries. Here are a few...

- *We make time by making sure we always make dinner together when we are both home. I even found a couple dinners from Dinner Revolution left in the freezer last week!*
- *My best time saver is my deep freeze. Whenever I cook or bake anything, I double/triple the recipe and throw it in the deep freeze for those busy days!*
- *With our boys, it's small things like leaving the dishes until after bedtime so I have an extra ½ hr after dinner to play with them instead.*

Thanks to all of you for "making time" to participate in our April contest. It was fun reading all your responses!

Recent BLOG Posts

CATEGORY: MARKET NEWS

- Fact vs Fiction. Get the real scoop on the Edmonton housing market in the May issue of the **Market Report**.
- The condo lifestyle is thriving in downtown Edmonton. Learn about this growing community!
- Bidding wars? In a recession???
- Believe it or not!
- First-time buyers are gratefully leaping back into the market!

CATEGORY: GOING GREENER

- We're always looking for ways to run a "greener" business. Check out our new fleet of energy efficient sports cars!

CATEGORY: NEW LISTINGS

- Check daily to see our NEW LISTINGS, or sign up to have them automatically emailed directly to your inbox!

www.WeSellEdmonton.com
Your real estate resource!

We have great properties for sale...



Parkland County \$139,000



Parkdale \$185,000



Indlewood \$190,000



Forest Heights \$225,000



Haddow \$274,900



Bonnie Doon \$279,000



Allendale \$279,900



Ramsay Hts 294,900



Grovenor \$314,999



Downtown \$320,000



McKernan \$349,900



Sherwood Park \$365,000



Morinville \$424,900



Strathcona \$459,900



Blue Quill Estates 474,900



Tofield \$649,900



Sabrina took time to hear, time to share, time to care, and time to prepare. The result was phenomenal service.

SCHMIDT is a high class agency.

Milton Daniels and Lisa Farnum April 23, 2009

Thomas went above and beyond for us. We couldn't have done this without him.

Shane and Lori Heidt April 3, 2009

for results...

...and all of these have SOLD!



Each of our listings now has its own website, linked to www.WeSellEdmonton.com

The websites are named by address and buyers can view photos, get property details, and even book a showing online!

Go to www.WeSellEdmonton.com and click on See All Listings

Choose a home then click on "more..." to see a sample of this enhanced property presentation.

In the **spring**, I have counted one hundred and thirty-six different kinds of **weather** inside of 24 hours. Mark Twain

Chris was by far the most professional agent I have ever used. Service continues far after the sale.

Dave Hennerbichler April 14, 2009

This was the 12th property we have purchased over the last 35 years and our Schmidt realtor was the best of the lot!

Dan and Peggy Miller April 23, 2009

...call schmidt!



Peach Mango Margarita

Peach mango juice
1 oz. Patron Silver Tequila
1/2 oz. Gran Marnier liquor
Juice of half a lime



Place lots of ice in a martini shaker. Add tequila, gran marnier and lime juice. Fill shaker half full with fruit juice. Shake and pour into a margarita glass rimmed with lime juice and dredged in salt. For an added touch, make ice cubes from mango juice and place a couple in the glass prior to pouring.
Enjoy on a sunny patio with nachos and good friends!

ProSource Flooring Update

- Last month we shared with you our connection with ProSource Flooring and many of you have already taken advantage of this opportunity to save money on your new flooring.
- You can receive 50% off carpet and 30% off hardwood and other hard surfaces.
- Our brokerage receives no referral fee for this. It is a benefit to you!
- This is open to all clients, friends and family of SCHMIDT.
- **Call us at 780.437.2030 to learn more!**

Last month I was pondering how to “make time” in this busy life we all lead. We got some great responses and I am now inspired by all of you smart cookies out there! In keeping with the theme of “making time”, now is definitely the time to make hay in the real estate market. We’ve been feeling the energy coming back into the residential market for a few months now and there is no question that spring has now sprung! With strong sales and even multiple offers happening daily its good news for buyers and sellers and lots of fun for us REALTORS too as we get to put smiles on more clients’ faces!

In preparation for an upcoming trip to Italy, I am trying to learn a wee bit of Italian. One of my favourite phrases is **Tutto bene! Exelente!** It’s all good! It’s excellent! That’s how we’re feeling about the real estate market these days! I hope everything is excellent with you and yours as well. Enjoy the sunshine and the warm weather, my friends!

Ciao!

Kathy & Larry Schmidt
REALTORS and Broker Owners

Check out our All New Website!

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www.WeSellEdmonton.com

780-437-2030