

THE FALL HOUSING MARKET IS SPRINGING FORWARD!

A recent article in The Financial Times reports...The worst is over for North America's beleaguered housing markets, with a steady stream of data out of Canada and the U.S. indicating the recovery is at hand, economists say.



- ✓ “A similar pattern in both countries is unmistakably suggesting we've not only bottomed in housing, but we're on the way back up,” said TD Bank chief economist Don Drummond.
- ✓ The rebound in prices was evident even in most of Canada's hardest hit urban markets, like Toronto and Vancouver, the Teranet-National Bank report showed.
- ✓ For National Bank senior economist Marc Pinsonneault, that means “**the worst of home-price deflation in Canada is behind us,**” he said Wednesday.
- ✓ “The housing market has clearly turned the corner,” BMO Capital Markets economist Jennifer Lee said in an interview. “The items supporting a housing recovery have been working in tandem over the past while, and they are still going strong, like the Energizer bunny.”

Source: Financial Post, August 26 2009

And in local news...one brokerage reports evidence that the Edmonton market is experiencing the same recovery!

- ✓ “We’re having our busiest summer ever! Our listings are flying off the shelf!” says Kathy Schmidt, Broker Owner of Schmidt Realty Group!
Source: Schmidt Realty Group, Edmonton AB, August 30 2009

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Right from the start Schmidt installed confidence in us. Sabrina's attitude was so positive and her groundwork extensive and Craig handled our sale so professionally. We loved the way our house looked on the Schmidt website. We have already recommended Schmidt Realty Group to several friends and will continue to do so.
Vicki and Karen El-Halaby, July 14, 2009

This is the second home I have bought using Schmidt Realty Group. Once again I had a first rate experience!
Kristina Milke, May 1, 2009

I know that having Rachel's service was the best decision I made. I know where to go next time I'm buying or selling.
Dr Jerry Thomas, July 30, 2009

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...and all of these have **SOLD!**



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Downtown



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*Life is an echo.
What you put out comes back to you!*

Schmidt Realty has sold two members of my family homes and mine makes three, in under two weeks! What other real estate company does that?!

Stephen and Erin Burgess, June 23, 2009

Very positive experience! From the initial interview to staging to showing and completing the sale. Thanks to Connie, Mira, Danielle and Jody for a job well done!

Darrell and Jackie Katan, June 10, 2009

Roger was truly interested in our needs. It was not just about getting a listing! During the offer stage, Roger was very calming to talk to and knew just how to get the price we needed. Thanks Roger!

John and Janet Schaefer, July 17, 2009



...and start packing!

Some perspective on prices...

- If you had bought a home in July 1999 for the average residential sales price of \$121,556 and it increased in value 10% each year, that home would be worth \$315,285 by July 2009.
- The actual average residential sales price in July 2009 was \$324,847!

Edmonton real estate has performed *exceptionally* over the last 10 years!

Thanks for your comments!

A click of your mouse raised some funds for a house!

By adding your comments to our blogsite you helped us raise funds for Habitat for Humanity!

It's back to school time! Wow, the summer flew by fast! Larry and I enjoyed hosting a number of visitors this year including friends from Lethbridge and our nephew from Saskatoon. We played tourist and visited the Fringe, the Dragon Boat Races and of course a lot of good restaurants! We were also busy going "back to school" for a week as half our team came with us to a real estate and personal development conference in Denver, Colorado. With the challenges that the real estate industry has had recently in the US, we were glad to hear that our colleagues are busy and their clients are now much more able to put a SOLD sign on their lawns. I won't say that it is easy to sell a home in the US these days, but I can tell you that some areas are busy enough that they are seeing multiple offers on entry-level homes. First-time buyers and investors south of the border are snapping up great values and first-time buyers are grateful to be able to afford a home again.



One of the reasons our friends in the real estate industry down south are doing well is their ongoing commitment to honing their skills and exploring new options to help their clients. We learned a lot from them and had some tips to share from Canada as well! And of course we took a bit of time to explore Denver! This photo was taken our last night there. On the left starting at the front are Clint Kilkenny, Craig Scott, and Tim McRory. And on the right starting from the back are Sabrina Bright, Sheri Grier and myself. Larry was taking the photo and unfortunately Mira Wannous and her husband Haytham had a flight to catch so had to leave us early. We sampled some of the best Mexican food we've ever had on an outdoor patio at Tamayo's in downtown Denver – I recommend it if you are ever in the area! ***We hope you have enjoyed some "patio time" this summer. Email any restaurant recommendations you have from your travels and we'll post it on our blog!***

Kathy and Larry Schmidt
Broker Owners

A handwritten signature in blue ink that reads "Kathy Schmidt".

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