

MARKET REPORT

MARCH 2011 RESULTS | PUBLISHED APR 7 2011

schmidt
realty group inc



Don's Blog Post March 30 2011: [This blog entry is a wake-up call.](#) I do not sell real estate, nor do I profit if someone buys a property. My job is to analyze what's really going on by peeling away the confusing messages, and when windows of opportunity open, to point them out to savvy investors.

I have not seen the Alberta economic fundamentals pointing to this strong of long term momentum in all the years I have been studying them.

I hope that you are seeing what I am seeing. It is coming over the next 24 months for Alberta – the momentum is beginning and sophisticated investors know how to get out in front of the cycle.

Here's what you use to predict the real estate market future: The Momentum Graph, which shows exactly the progression of an economy and how it eventually impacts the Real Estate Market.



Access Don Campbell's full blog post using this QR code!

Download a QR Reader app onto your smart phone and scan the code with your phone to be automatically directed to the webpage. **It's easy!**

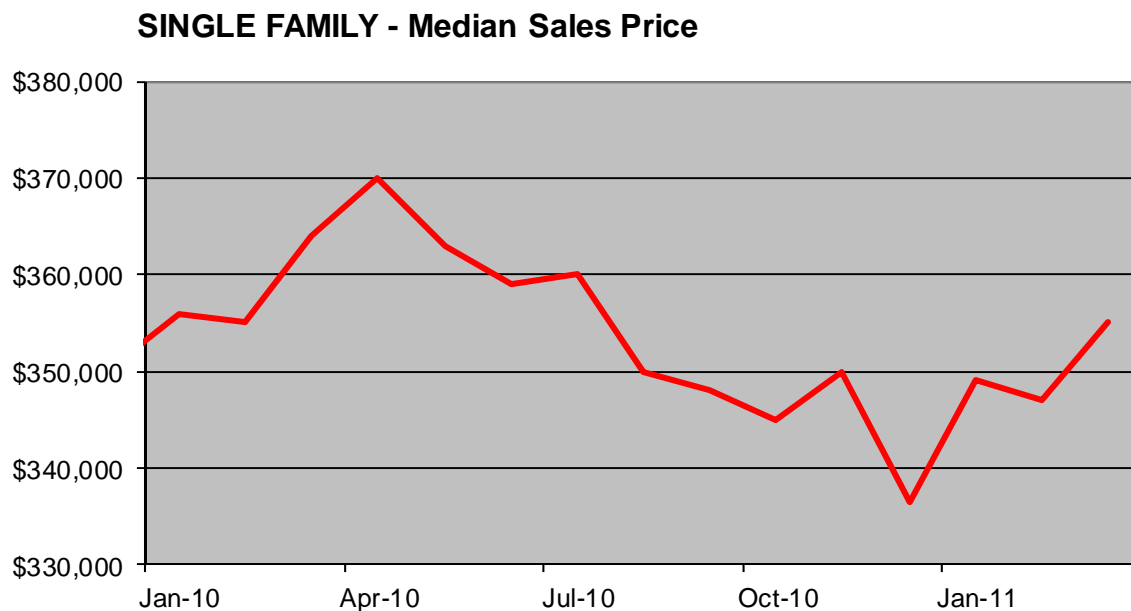
Follow us on **facebook** and **twitter!**

Right now we're sending \$1.00 to Habitat for Humanity for every new facebook fan!

March prices are still *below* 2010 levels but are slowly regaining ground!

- **As the market picks up momentum, prices inch up each month with the average residential price up 4.8% from a month ago.** Compared to February, prices for SFDs were up 5.8% and condos up 0.8%.
- **“All the fundamentals for this market are positive.** There is job stability, low unemployment, income growth and in-migration. New home builders are busy and I expect buyers to be looking at the housing options which match their lifestyle changes.” ® Association of Edmonton President Chris Mooney.
- **“REALTORS® expect that prices will continue to climb slowly through the next quarter as usual,”** said Mooney. “We are already seeing strong sales in the lower end of the market but tighter mortgage qualification rules have slowed sales in the upper end. Sellers should review their asking prices or consider minor home improvements that will appeal to the potential buyer.”
- REALTORS® listed 2,960 residential properties in March and sold a total of 1,503 properties.
- Current residential inventory is 6,885, up 7.8% from last month.
- Average days on market inched down from 58 to 50 days.
- Mooney urged both buyers and sellers to contact their REALTOR® to get assistance and advice on home selection and pricing strategy.

Source: Realtor Association of *Edmonton* press release, April 5 2011



4736 . 99 Street www.WeSellEdmonton.com 780-437-2030

Copyright Schmidt Realty Group Inc 2011