

SPRING has sprung!



And the temperature of the market is rising!

As you can see by the chart below, prices are steadily on the rise, just like the temperature! Since January the average price of a single family home has risen 6.4%, with condos increasing 6.0%! Granted, we had to make up for a dip in prices last year, but this definitely signals good market "growth"!

	SINGLE FAMILY AVERAGE PRICE	CONDO AVERAGE PRICE	SINGLE FAMILY MEDIAN PRICE	CONDO MEDIAN PRICE
Jan-11	\$356,276	\$220,994	\$349,000	\$214,000
Feb-11	\$359,934	\$230,911	\$347,000	\$214,000
Mar-11	\$378,912	\$232,706	\$355,000	\$220,000
Apr-11	\$379,075	\$234,220	\$357,000	\$220,000

The median price tells an even more important story. Instead of a mathematical average, the median represents the actual selling price of a home. Half the sales occurred at prices above the median and half occurred below the median. Median prices rose approximately 2%. This represents a more accurate picture of the change in prices. And it's still in the right direction...up!

Spring is nature's way of saying, "Let's party!"

Robin Williams

These great properties have popped up for sale...



Ramsay Heights \$159,999
www.Unit224-14819-51ave.com



Belmont \$174,000
www.Unit10-13570-38street.com



Oliver \$175,000
Unit1103-12121-JasperAve.com



Pollard Meadows \$232,900
www.Unit18-4610-17ave.com



Mayfield \$235,000
www.15742-110B-Ave.com



Central McDougall \$262,900
www.Unit6-10909-106street.com



Bisset \$269,900
www.40-2911-36street.com



Queen Alexandra \$299,999
www.10721-73ave.com



Deer Ridge \$339,900
www.47-DaytonCres-StAlbert.com



Westboro \$349,900
1021-AdamsonCres-SherwoodPark.com



Bisset \$360,000
www.3607-25ave.com



Greenfield \$393,500
www.3611-118street.com

View these properties' individual websites!

WeSellEdmonton.com



Sweet Grass \$498,000
www.11223-33ave.com



Donsdale \$525,000
www.661-DalhousieCres.com

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WeSellEdmonton.com



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Anthony J. D'Angelo

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click on 'What's My Home Worth?'



Fertilization: Spring is a crucial time to fertilize because it replenishes the food reserves your yard draws from while dormant in the winter and fuels the lawn's rapid growth phase. If you haven't been composting, there are lots of packaged organic fertilizers on the market, but just like when shopping for organic foods, be careful and read the label.

Weed control: Apply a pre-emergent weed killer on lawns to prevent grassy weeds from germinating. Spring broadleaf weeds like dandelions, clovers and plantains are best prevented by maintaining a proper mowing height and fertilization.

Pest control/disease repair: Severe winters may increase the incidence of winter diseases such as snow mold. Properly timed fertilizer application and mowing at the recommended height for your grass type are two items that will aid in the recovery of your lawn.

Mowing: Contrary to popular belief, setting your mower at a very low height can actually increase weeds by exposing the soil surface to sunlight and removing stored nutrients in leaf blades. Cool weather grasses, such as bluegrass, ryegrass and fescues, should maintain a height of 2.5 to 3.5 inches.

Source: PlanetGreen.com

Care for your lawn from the ground up...



**They say great minds think alike...
and apparently great friends dress alike!**

Recently I was sitting in my office when Sabrina walked by wearing exactly the same outfit! No, we did not text each other, ***“What are you wearing today?”*** before we got dressed! And of course this is all the more funny because both of us are wearing our corporate colour, affectionately known as ***“Schmidt Green”***. It's a good thing we didn't have a shared off-site appointment that day. I don't think we could have stopped giggling!

Have I mentioned that I love where I work? It doesn't get better than this!!!

Kathy

PS. Some of the guys are now nervous that we are going to implement a SCHMIDT team uniform!