

What's UP?

In a word... everything!

Inventory, sales activity, and consumer confidence are all on the rise!

As of the middle of June, there are over 8000 residential properties for sale on MLS in the greater Edmonton area. That sounds like a LOT, but what's interesting is we are experiencing a lot of competition in some segments of the market. Single family homes in the \$300-350,000 price range which are well located and in good condition and well maintained, are sometimes the subject of multiple offers lately! Buyers who have perhaps been sitting on the sidelines waiting for the market to "steady out" are now stepping back in, and many of them are looking for that single family detached home with good re-sale value. As well, for buyers who have their hearts set on a specific neighbourhood, they might find there are only a few homes for sale, and they could find themselves competing with other interested parties. So does this mean it's a seller's market? In some situations, absolutely! In other situations, buyers still rule due to many equally desirable homes for sale in a given neighbourhood.



It's harder than ever to state a definite trend for the whole Edmonton area. Real estate has always been a "local" product and it's becoming more and more so. If you're a buyer, don't be lulled into thinking that you can "sleep on it" because there are so many homes for sale. **Sometimes if you sleep on it, you won't be sleeping in it!** And sellers, don't be too quick to think that you can count on multiple offers. You might have stiff competition for your type of property in your area.

So what should you do if you're thinking of buying or selling?

Do what you've always done – call your trusted advisors at Schmidt Realty Group. We will give you the thoroughly researched, direct and honest information you need to make the best decision in your unique circumstances.

Our business is growing because we are completely committed to making sure that you make a smart decision...every time. You can count on that!



The other thing that's UP is our activity on UP RADIO! Check out 99.3 FM for positive music to carry you through your day, and listen for your friends from SCHMIDT on the air as well!

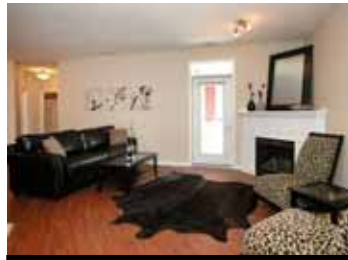
We have these amazing homes for sale...



Oliver \$169,900
Unit1103-12121-JasperAve.com



Oliver \$237,500
Unit302-10335-117street.com



Haddow \$273,900
Unit307-2503-HannaCres.com



Evansdale \$285,000
www.8303-147ave.com



Inglewood \$299,999
www.11731-125street.com



Matt Berry \$325,000
www.6580-158ave.com



Ritchie \$359,000
www.9807-78ave.com



Carlisle \$369,900
www.12260-144ave.com



Suder Greens \$600,000
www.20723-89ave.com



Windrose \$675,000
www.3-WaltersPlace-Leduc.com



MacTaggart Area \$799,999
www.4015-MactaggartDrive.com



Rutherford \$649,899
www.1919-125street-SW.com

Check out these happy buyers on moving day!



Another Schmidt success for Marty and her clients, Theresa and Hugo!



Congrats to Ivana's clients, Tazim and Russ!

...and these ones already have new owners!



Pollard Meadows



Central Mcdougall



Queen Alexandra



Weinlos



Calder



Pleasantview



Sherwood Park



Greenfield



Lynnwood



Sweet Grass



Rutherford



Brookside

We've received these wonderful testimonials from our great clients!

"Schmidt Realty is extremely well organized, caring and efficient. In both selling and buying homes, my agents consistently provided me with knowledgeable and thoughtful insight; they, along with the administrative team, were prompt, courteous and completely reliable throughout every stage of the process. My criteria were unusual and difficult, and it was only through Schmidt Realty that I was able to find a home that not only met, but actually exceeded, my expectations. Thank you!"

Howard Bashaw - May 20, 2011

"Without Travis I'm sure this whole process would have taken a lot longer and been more complicated. Travis is as honest and hard working as they come. Thank you everyone at Schmidt for helping us buy the perfect home for our growing family."

Linn Eat - Jun 15, 2011

"Sabrina and all the members of team Schmidt are absolutely fabulous; we sold the same day we listed, got a possession date that completely meets our needs and the right price! Sabrina gave us the price to sell and sell we did! Yay! The video was so good, I was ready to move in! And the virtual staging was amazing! Thank you Sabrina for your great knowledge and guidance, Larry for rescue 101, all members of team Schmidt who worked on our behalf and Kathy for innovation, insight and creating the best team ever!"

Alison & Dave Nussbaumer - June 01, 2011

Hi everyone! Tis the season... for vacations! I took an early vacation this spring to visit my niece and her family in Geneva Switzerland. I had a wonderful week relaxing in her beautiful garden, and enjoying the simple pleasures of walking the kids to and from school and getting a little bit of a feel for life in this part of the world. Since there is no school on Wednesdays in Switzerland we took a day trip to Glacier 3000 at the top of the Alps - what a view! The group photo below was taken at the peak, two gondola rides up! We then took a girls' getaway just the two of us to Paris for two nights. I loved taking the fast train and seeing all the sights, but most of all I loved our time together. I'm very blessed to have a husband who says take that ticket and go have a good time! I lucked out with a couple of photos, and my favourite is the sunset on the Seine. It's amazing what you can do with a point and click camera on the right "idiot setting" Lol!

Kathy ...and Larry, who is the best husband ever!



EMAIL ME *YOUR* FAVOURITE TRAVEL PHOTO!

I'll draw from all entries for a \$50 Chapters gift certificate so you can buy a travel book to plan your next dream trip!

Kathy@WeSellEdmonton.com

