



Real Estate E-Mail Newsletter

December 2007

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MERRY CHRISTMAS

As the holiday season approaches, I would like to take this opportunity to thank my customers, family, and friends who have supported me through 2007. It has been my pleasure to work with you.

When I think of Christmas, I think the Grinch sums it up well.

And the Grinch, with his Grinch-feet ice cold in the snow, stood puzzling and puzzling, how could it be so? It came without ribbons. It came without tags. It came without packages, boxes or bags. And he puzzled and puzzled 'till his puzzler was sore. Then the Grinch thought of something he hadn't before. What if Christmas, he thought, doesn't come from a store? What if Christmas, perhaps, means a little bit more?
Dr. Seuss

May your new year be filled with "a little bit more"

Best Wishes to you and your family.



It's all about you!

*Let me help you
find your Dream
Home.*

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REAL ESTATE STATS

Edmonton, December 4, 2007: The REALTORS® Association of Edmonton reports that housing prices in Edmonton suddenly dropped in November. The largest monthly drop in single family prices so far this year was 3.2% in August. The drop in November was 5.3%. The residential inventory is still high as compared to historical levels but has dropped throughout November. There were 8,667 residential properties available on the Multiple Listing Service® at the end of the month

"Home sellers have come to realize that the current market is very price sensitive. If a property is not priced right for this market it may languish in the listings," said Carolyn Pratt, President of the REALTORS® Association. "Buyers currently have lots of options available and are being selective about homes they consider." She stressed that REALTORS® using the MLS® can provide the most comprehensive and accurate market prices and current neighbourhood pricing trends.

Single family dwellings listed on the Multiple Listing Service® sold on average* for \$376,267 in the Edmonton area in November. Condominiums on MLS® sold on average for \$252,277 (down 4.0%) and the more volatile duplex/rowhouse prices were down 15.4% and sold for \$311,193 on average. The average residential sales price (which includes all types of residential property) was down 6.5% from last month at \$325,060.

"As the current listings become sold or are withdrawn the current inventory will drop. As we move into the spring with a more normal inventory, we expect that prices will again begin to rise slowly," said Pratt.

Typically, homes sold more slowly with the average days-on-

Helpful Web Sites!

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[City of Edmonton](#)

[Edmonton Catholic Schools](#)

[Edmonton Public Schools](#)

[Greater Edmonton Industrial Land Portal](#)

[University of Alberta](#)

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market up a week to 51 days. The sales-to-listing ratio was higher than October at 45% and total residential volume for November was \$397 million; down 10.6% from the same month last year. The total MLS® sales figure for the year to date was \$7.9 billion and will be a record setting \$8 billion by the end of the year.

Average selling prices over the past year for single-family homes in Greater Edmonton:

Month Price in \$

November 2007 376,267

October 397,189

September 399,555

August 403,757

July 417,150

June 417,265

May 426,028

April 413,488

March 398,476

February 375,412

January 357,325

December 2006 341,933

November 2006 334,039





MAKE AN ENTRANCE

Warm Up Your Entryway This Winter Winter. It's a time of crisp air, gently falling snow, and piles of coats, slushy boots and soggy mittens in your front hall. This season, make your entryway organized and inviting. Here's how:

Make first impressions count. Give your door a fresh coat of glossy paint, and put down a new doormat. Hang a nice winter wreath or plant an evergreen in a sturdy urn.

Store your stuff out of sight. If you don't have enough closet space, add storage by hiding a garment rack behind a curtain, using an armoire, installing a coat tree or hall stand, or by trying one of these storage ideas:

1. A bench with built-in storage holds your stuff and offers a convenient spot to sit down and put your boots on.
2. A small bookshelf with labelled baskets is good for storing small items.
3. A chest of drawers can make your front hall look more like a furnished room, and it gives you a surface for photos, a lamp or incoming mail.

Stay in season. Move non-winter items to a different part of your home. Leave some extra space and extra hangers for your guests' coats.

Tame your shoes. Set a limit to how many pairs each person can keep by the door, and install a shoe rack to keep footwear organized. Avoid putting boots on a mat that doesn't drain - they won't dry properly and the leather will get damaged. A

perforated tray with a mat underneath will let your footwear drip-dry.

Hook it. Heavy-duty hooks keep backpacks, scarves, purses and coats off the floor. Hang them at a height where kids can reach them to make it easy for them to put away their things.

Make a place for your misplaceables. How much time do you spend hunting for keys, sunglasses, cell phones and dog leashes? Dedicate a basket or bowl to these important items by the front door, and you'll never have to search under the couch cushions again.

- **Design idea 1:** Install a hook and small shelf for each person, and stencil their name on the wall beside it.
- **Design idea 2:** Hang an ornate frame and fill the blank space in the middle with small, pretty key hooks.

Floor décor. Offer a warm welcome with a soft, washable rug that doesn't show dirt easily. Put a mat outside, too; wiping your feet before you go in will mean less muck and less cleaning.

Don't forget to decorate. Paint your entryway a striking colour, hang a graceful mirror, incorporate family photos or a favourite piece of art, add a table lamp and an accessory or two. Make it welcoming and beautiful. After all, it's the first place people see when they come into your home.

FEATURED LISTING

Beautiful lake front custom built bi-level at Spring Lake. 3 bedrooms, 2 bathrooms. Hardwood and ceramic tile flooring, walkout basement, vaulted ceilings and much more.

www.mls.ca E3117822

Spring Lake is 40 minutes from Edmonton and 10 minutes from Stony Plain.

Click on this link for a view of 231 RR20 Spring Lake

<http://www.royallepagemc.ca/48600/148081/148081.swf>



Whether you're considering **Buying** or **Selling** a home, you can count on me to get the job done!

I offer you the professional experience necessary to meet all of your Real Estate needs.

“It’s All About You”

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