

# 2010 is here...

## what will the new year bring you?

**2009:** “Strong year-end sales put a crown on a year that started slow but ended big,”

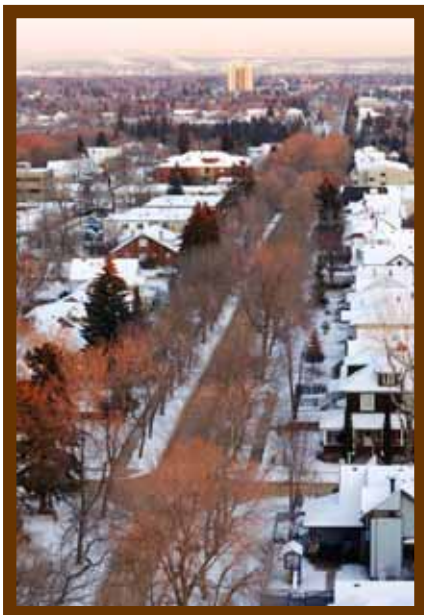
said Charlie Ponde, president of the REALTORS® Association of Edmonton. “We entered 2009 with a global recession at our backs and a real estate meltdown to the south. However, consumer confidence in Alberta started to return in the second quarter and the real estate market in Edmonton was the first place in the country to show signs of the recovery.”

# 2010

2009

**2010:** “The truth is in the trends and right now the trend is for the Edmonton area market to continue to strengthen.”

says Kathy Schmidt, Broker of Schmidt Realty Group. Realtors know to watch the supply of homes for sale as a benchmark for market activity and the month-end inventory at Dec 31, 2009 was the lowest month-end number we’ve seen since April of 2007! In addition to looking at the actual number of homes for sale, calculating the **absorption rate** provides another excellent indication of market trends. By taking the number of homes available and dividing it by the number of sales currently occurring in the market, we can get a pretty accurate idea if the market is “tightening” or if it is “loosening”. A tighter market (lower absorption rate) puts pressure on prices while a looser market (higher absorption rate) causes prices to soften.



## What do you **love** about where **YOU** live?

Send us up to 250 words and up to 4 photos sharing what you love most about your neighborhood. We’ll pick the top three submissions and post them on our blog. **Each of the three winners will receive a \$50 gift certificate to Earl’s restaurant!** And if you’re now living away from our beautiful city, please tell us what you love about your new location! Deadline for submissions February 14<sup>th</sup>, Valentine’s Day!

*Please do not include any identifiable images of people without their permission as we will be posting the winning entries on the web.*

# Here are some excellent listings!



Parkland County \$129,000



Belvedere \$137,500



WeSellEdmonton.com



Oliver \$229,900



Garneau \$324,900



Haddow \$359,900



WeSellEdmonton.com



Stony Plain \$599,900



Strathcona \$774,900

Visit us at [WeSellEdmonton.com](http://WeSellEdmonton.com)  
to see exciting new listings as soon as they hit the market!

Go to [www.WeSellEdmonton.com](http://www.WeSellEdmonton.com) and click on See All Listings

Choose a home then click on "more..." to see a sample of our enhanced property presentation.



*Sheri really understood what we were looking for in a new home and made our purchasing experience enjoyable. We will miss working with her!*

Carmen and Manuel Rieder, Nov 27 2009

*The feedback from showings was excellent and made me feel confident. I'm glad we dealt with Schmidt because it made such a big job seem so simple.*

Sunita and Neil Sumaru, Dec 01 2009

**Thinking of making a move in 2010?**

# These great homes are already sold!



Want to know what YOUR home is worth? Visit our site and find out!

Visit [WeSellEdmonton.com](http://WeSellEdmonton.com) and click on 'What's My Home Worth?'

Live your beliefs and you can turn the world around.

Henry David Thoreau

*Thomas took the time to fully understand what I was looking for in a home. Thank you to Schmidt Realty for an incredibly smooth home-buying experience!*

Julia Morris, Nov 15 2009

*Lisa understood what I wanted and needed in a home before I did! She was always available to answer questions. Thank you!*

Renee Ouellet, Nov 24 2009



**Call us today and you'll be celebrating soon!**

## GET PROPERTY INFO WITH TEXTING!

At Schmidt, we pride ourselves on staying on top of the technological and marketing trends. This spring\* we are launching an exciting new service to give buyers even *faster* access to photos & info on our listings.

A hanger attached to every For Sale sign will allow potential buyers to send a quick text message to get all the information they need!



\*Due to launch Feb 1, 2010

## HAVE FUN WITH TEXTING!

Here are some acronyms you can use to shorten your text messages:

<u>Acronym</u>	<u>Meaning</u>
AFAIK	As far as I know
BFN	Bye for now!
CTN	Can't talk now
GL	Good luck
IMO	In my opinion
J/K	Just kidding!
LOL	Laughing out loud
ROFL	Rolling on floor laughing
TTYL	Talk to you later

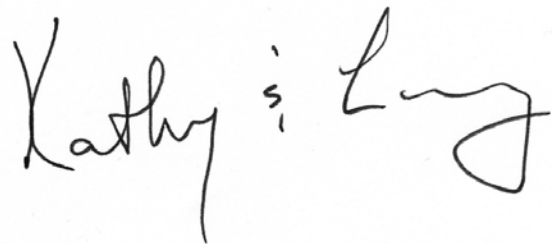
See more at [www.sharpened.net/glossary/acronyms.php](http://www.sharpened.net/glossary/acronyms.php)

## CHARLES SHULZ SAID IT BEST: “Happiness is a warm puppy!”



It's official! We're in love!!!! Yes, hopefully still with each other but also with our newest family member, Rosie! It's kind of like being new parents, with sleepless nights and toys all over the house! But we keep grinning and saying it's all worth it.

It's kind of the same when you're moving house. You know in your heart it will all be worth it but sometimes the process can seem overwhelming. Call us to sit down and chat about your real estate plans for 2010 – even if you're not planning on moving! We'd love to hear about your dream renovation or your new landscaping plans. And if you do decide to make that new home a reality this year, we're here to help. We're not going to promise you won't have a sleepless night or two, but we will guarantee it will all be worth it in the end. And who knows, you might even enjoy the adventure!



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