



The Man With The Hat

RE/MAX
Real Estate
Central Alberta

Record Low Interest Rates are certainly helping...**3.29%** was still available this morning.

Investors, tired of low stock market returns, are beginning to use leveraging of existing properties for new purchases. Which with a **low rental vacancy rate**, are showing excellent returns.

Market Update
The Red Deer Market has seen it's ups and downs in 2011, right now there are market indications that we are in the middle of an extremely healthy sales environment. Actual Listings reported on our local Board are down **25%** from this time last year. While at the same time, Sales for our Month to date are up **34%**. One can easily see which markets are leading this surge. Properties under \$325k would normally be considered 'First Time Homes'. These are the same new work force that has recently joined the energy sector. Anyone taking a quick look at local job postings will see that every Oil Company is going flat out. Trades people are in hot demand in Alberta right now and our markets reflect that. This creates some unique opportunities, while supply & demand will put pressure on lower priced homes....buyers are still reaping fantastic opportunities in the higher priced homes and acreages.

Oct. 27, 2011



View Local Listings
www.kevinschropfer.com



Local Market Totally Different than One Year Ago

Thank you to my Clients & Friends

Market Update to Oct. 27/11 - Red Deer						
PriceRange	All Active	Pending	Active 1 Year Ago	Sold MTD 10/20/11	Sold MTD 10/27/11	Sold MTD 10/27/10
< 100	29	1	29	2	3	1
100 – 150	33	3	43	3	4	0
150 – 200	51	5	64	5	64	4
200 – 250	84	4	100	14	21	12
250 – 300	103	8	137	26	38	23
300 – 325	35	1	55	12	14	7
325 – 350	32	2	60	6	7	7
350 – 375	25	1	41	5	8	6
375 – 400	36	1	45	4	5	3
400 – 450	39	1	47	3	4	4
450 – 500	25	0	41	3	3	1
500+	56	3	69	4	7	3
Total	548	30	731	87	120	71
Avg. Price	\$326,740		\$327,140	\$302,487	\$300,890	\$304,422
Days On Market	58		61	52	51	49

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My Recent Activity

