

Beier's Business

News for my clients - past, present and future

May 2013

2012 MEDALLION AWARDS



202 Main Street
Spruce Grove, AB
T7X 0G2
Carson Beier, Broker/Owner



INSIDE THIS ISSUE

MEDALLION AWARDS	1
MARKET REVIEW	2
APRIL STATISTICS	2
CHARITY GARAGE SALE	3
KIDS CORNER	3
NEW BUSINESSES	4
MORTGAGE SPECIALIST	4
WE'RE GROWING	5
LOCAL BUSSINESS	5
LAND FOR SALE	6
RESIDENTIAL PROPERTIES FOR SALE	7
RURAL PROPERTIES FOR SALE	8
SOLD BY CARSON	9
EXIT AWARDS	10



On March 8th, 2013, Carson Beier was awarded with a Medallion Award for being a top 5% REALTOR® in Edmonton and surrounding area for the year of 2012. In order to receive this award a REALTOR® would have had to complete 46 transactions in 2012 , Carson completed 87.5! Members of EXIT Realty Solutions joined in on the festivities to congratulate Carson on receiving this award for the 5th consecutive year!



Taken from the REALTORS® Association of Edmonton
www.ereb.com

MARKET REVIEW

STABILITY MARKS SPRING'S REAL ESTATE ACTIVITY

Edmonton, May 2, 2013:

With a later than expected arrival of spring, average prices for housing in the Edmonton area decreased month-over-month in April after a surprising uptick in March. The REALTORS® Association reports the all-residential price decreased 1.8% over March to \$348,535. Compared to April 2012, the all-residential price was up 2.0%.

"Second quarter is the most active time of year for real estate sales," said President Darrell Cook. "Both buyers and sellers want to complete the transaction before school starts in September and get settled into the new neighbourhood." About

33% of annual sales happen April—June, 25% occur in Q3 and 19% in the last three months. In April, there were 1,645 residential property sales in Edmonton area, compared to 1,656 in April 2012.

Single family home sales of 960 units were down 4.4% from last year but condo sales increased 4.1% year-over-year to 425 estimated sales.

Market activity picked up in April according to both market activity indicators. The sales-to-listing ratio was up at 55% in April. Inventory continues to be relatively low with 5,294 residential properties of all types available on the MLS® System

at the end of April. There were 2,769 residential properties listed for sale in April. "As many as 100 additional homes are listed everyday so buyers need to maintain contact with their REALTOR® to ensure that they are notified the moment that a suitable property becomes available," said Cook.

In April, the average price for a single family home was \$402,270 (down 3.5% from March). The average priced condo sold for \$243,503 (down 1.3% m/m). Contact your REALTOR® to get an accurate evaluation of your home.

REALTORS® Association of Edmonton

Average Single Family by Area

April 2013

		April 2013	April 2012	April 2011
Spruce Grove	UNITS	37 SOLD	63 SOLD	41 SOLD
	AVERAGE PRICE	\$384,528	\$355,910	\$344,913
Stony Plain	UNITS	29 SOLD	32 SOLD	27 SOLD
	AVERAGE PRICE	\$338,086	\$306,044	\$309,239

Data taken from the REALTORS® Association of Edmonton - www.ereb.com

Average prices indicate market trends only. They do not reflect actual changes for a particular property, which may vary from house to house and area to area. Average prices indicate market trends only. They do not reflect actual changes for a particular property, which may vary from house to house and area to area.

EXIT CHARITY GARAGE SALE & BBQ

202 Main Street, Spruce Grove (corner of Main & McLeod)

Saturday, June 1st, 2013 10am-4pm

Call Tina to Register Your Table: 780-962-2444
\$25 Per Table Goes To Habitat for Humanity

Hot Dogs ☀ Lemonade ☀ Popcorn

Winners Drawn* at 1:00 pm

Grand Prize: One Week Dominican Republic Vacation
Runner-Up: Country Pumpkin Gift Basket

*Winners will be selected from the 6 finalists drawn at the Spruce Grove Trade Show

2012 WINNERS

OF THE DOMINICAN VACATION:



KIDS CORNER

Q: When do monkeys fall from the sky?

A: During APE-ril showers!

Q: Can February march?

A: No, but April May!

Q: Why did the bird go to the hospital?

A: It needed tweet-ment!

Q: How do rabbits travel?

A: By hareplane.

Q: What is a rabbit's favorite dance style?

A: Hip-Hop!

Q: What time does a duck wake up?

A: At the quack of dawn!

NEW & COMING BUSINESSES IN OUR COMMUNITY

SPRUCE GROVE:

- Second Chance Furniture & Antiques
- Red Chilli Leaf
- SAKAI Sushi
- State & Main



Red Chilli Leaf
Vietnamese Restaurant



STONY PLAIN:

- Absolute Collision Center Inc.
- Anytime Fitness
- The Urban Homesteading Store
- Wendy's Restaurant



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BMO  Bank of Montreal

SPRING CLEANING YOUR FINANCES

SUBMITTED BY ALICIA BIGGAR, MORTGAGE SPECIALIST, BMO BANK OF MONTREAL

To celebrate the beginning of spring, we encourage you to give your finances a thorough cleaning to weed out unnecessary expenses. This will help you cultivate a plan to reach your financial goals sooner.

Review the household budget:

Reviewing your budget on a regular basis will ensure that it coincides with your priorities and identifies possible areas to scale back. According to the BMO Psychology of Spending report, Canadians spend an average of \$310 a month on items they want but do not need and believe they could save over two-thirds of this amount if they made an effort to limit their spending. Using a budgeting tool such as [BMO MoneyLogic](#) is a no-cost, easy ways to track your expenses daily.

Revisit overall debt repayment plan:

Have another look at your debt repayment plan and, where possible, consolidate higher interest debt. By paying off

higher interest debt with a single payment through a lower rate product, such as a personal line of credit, you can significantly reduce interest costs and pay down debt faster. For instance, some department store credit cards can have interest rates as high as 29 per cent. For every \$1,000 in balance carried on your department store credit card, you could save up to \$230 each year by using a line of credit instead (based on an interest rate of Prime plus 3 per cent).

Check Your Credit Report:

It's a good idea to keep an eye on your credit report. It's not uncommon for people to check credit reports and find out that there are problems that shouldn't exist. While they may not be our fault, it is our fault for not being diligent about keeping tabs on this.

Rebalance Your Investments:

Many people leave it up to their banker to keep an eye on their investments. It is

your job to make sure that your banker knows your goals. If your investments are in a higher account because you were many years away from retirement and now you are getting closer to retirement, consider moving them to a more secure investment. A quick financial check-up is always a great idea!

Revisit Your Insurance Coverage:

Think about the insurance coverage you have. It could be homeowner's, renters, car, personal item, life and disability or some other type of insurance. Take a look at the policy you have, and determine whether or not you have adequate coverage. Sometimes we go on autopilot with our insurance without thinking about the actual terms, and just think "oh, I have insurance so I'm covered." But it might be a good idea to think about the terms of the coverage to make sure that it still fits your situation.

EXIT REALTY IS GROWING!



EXIT Realty Solutions has increased in number of REALTORS® and would love for you to join the team! If you are interested in a career in Real Estate contact Carson Beier (Broker/Owner) today to discuss what EXIT can do for you. We look forward to meeting with you!



IT'S TIME TO EXIT
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REAL ESTATE**

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- Third income stream
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- Beneficiary Plan
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Carson Beier
Broker/Owner

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Toll Free: 1-888-965-EXIT (3948)

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LAND OPPORTUNITIES

PARKLAND COUNTY

#33A, 54020 SH 779



\$199,900 3.01 ACRES

WWW.33ACAMERONLAKEESTATES.INFO

#3, 27420 TWP RD 540



\$199,900 3.00 ACRES

WWW.3GRANDMUIREESTATES.INFO

52517 RANGE ROAD 14



\$374,900 51.08 ACRES

WWW.52517RANGEROAD14.INFO

53225 RGE RD 53



\$1,050,000 132.48 ACRES

WWW.53225RANGEROAD53.INFO

LAC STE ANNE COUNTY

#2, 56110 RGE RD 13



\$45,900 1.54 ACRES

WWW.2BELLEVISTAESTATES.INFO

6 LAKEVIEW AVENUE



\$149,900 0.44 ACRES

WWW.6LAKEVIEWAVENUE.INFO

RGE RD 32 TWP RD 540



\$225,000 79.57 ACRES

WWW.RANGEROAD32TOWNSHIPROAD540.INFO

RESIDENTIAL PROPERTIES

[WWW.3410WINTERBURNROAD.INFO](http://www.3410WINTERBURNROAD.INFO)



\$89,900

EDMONTON

[WWW.10105-101AVENUE.INFO](http://www.10105-101AVENUE.INFO)



\$214,900

MORINVILLE

[WWW.5319-49AVENUE.COM](http://www.5319-49AVENUE.COM)



\$299,900

ONOWAY

[WWW.6HEATHERLANDSWAY.COM](http://www.6HEATHERLANDSWAY.COM)



\$299,900

SPRUCE GROVE

[WWW.1506HILLSIDEESTATES.INFO](http://www.1506HILLSIDEESTATES.INFO)



\$265,000

EDMONTON

[WWW.10ECCLESCRESCENT.INFO](http://www.10ECCLESCRESCENT.INFO)



\$349,900

SPRUCE GROVE

[WWW.10920-30STREET.INFO](http://www.10920-30STREET.INFO)



\$425,000

EDMONTON

[WWW.893PARKLANDVILLAGE.INFO](http://www.893PARKLANDVILLAGE.INFO)



\$79,900

PARKLAND VILLAGE

[WWW.10MANORDRIVE.INFO](http://www.10MANORDRIVE.INFO)



\$375,000

SPRUCE GROVE

[WWW.21OATWAYDRIVE.INFO](http://www.21OATWAYDRIVE.INFO)



\$324,900

STONY PLAIN

[WWW.26DEERPARKBOULEVARD.INFO](http://www.26DEERPARKBOULEVARD.INFO)



\$474,900

SPRUCE GROVE

[WWW.17LINKSVIEWPLACE.INFO](http://www.17LINKSVIEWPLACE.INFO)



\$599,900

SPRUCE GROVE

[WWW.1085GENESISLAKEBOULEVARD.COM](http://www.1085GENESISLAKEBOULEVARD.COM)



\$1,500,000

STONY PLAIN

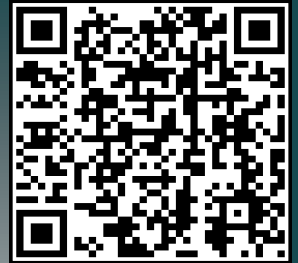
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CHECK OUT ALL OF MY LISTINGS



WWW.EXITWITHCARSON.COM

WWW.MYLISTINGSMAGAZINE.INFO



RURAL PROPERTIES

WWW.261RANGEROAD20.INFO



0.17 ACRES

\$135,000

PARKLAND COUNTY

WWW.30ROLLINGVIEWESTATES.COM



3.90 ACRES

\$349,900

PARKLAND COUNTY

WWW.21HARRISACRES.INFO



2.99 ACRES

\$360,000

PARKLAND COUNTY

WWW.39CLEARWATERESTATES.INFO



0.50 ACRES

\$449,900

PARKLAND COUNTY

WWW.23PANORAMAHEIGHTS.COM



3.31 ACRES

\$449,900

PARKLAND COUNTY

WWW.70WILLOWVIEWBOULEVARD.INFO



1.09 ACRES

\$535,000

PARKLAND COUNTY

WWW.49DIAMONDCOUNTRYESTATES.INFO



2.14 ACRES

\$650,000

LAC STE ANNE COUNTY

WWW.48COUNTRYSIDERAVINES.COM



3.71 ACRES

\$749,900

PARKLAND COUNTY

WWW.050ACRES



0.50 ACRES

\$749,900

PARKLAND COUNTY

WWW.26VALASPENPLACE.INFO



0.81 ACRES

\$799,900

PARKLAND COUNTY

WWW.52214RANGEROAD24.INFO



2.99 ACRES

\$925,000

PARKLAND COUNTY

WWW.63ATIMCREEKSPRINGS.COM



1.22 ACRES

\$998,000

PARKLAND COUNTY

WWW.47CENTURYESTATES.COM



1.98 ACRES

\$1,049,900

PARKLAND COUNTY

WWW.25MUIRLAKE RIDGE.INFO



2.00 ACRES

\$1,200,000

PARKLAND COUNTY

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SOLD by Carson Beier in the Last 3 Months

\$360,000

SOLD at 97.3% of LIST PRICE!

\$336,800

SOLD at 96.3% of LIST in 5 WEEKS!

\$445,000

SOLD at 99% of LIST in 15 DAYS!

\$417,500

SOLD at 97.2% of LIST in 25 DAYS!

\$455,000

SOLD at 98.9% of LIST in 26 DAYS!

\$531,500

SOLD at 97.5% of LIST in 36 DAYS!

\$340,000

SOLD at 97.2% of LIST in 28 DAYS!

\$373,500

SOLD at 97.3% of LIST in 51 DAYS!

\$418,000

SOLD at 98.4% of LIST in 20 DAYS!

\$470,00

SOLD at 99% of PRICE in 15 DAYS!

\$414,000

SOLD at 97.4% of LIST in 20 Days!

\$585,000

SOLD at 99.2% of LISTING PRICE!



CONGRATULATIONS TO CARSON BEIER ON HIS 2012* EXIT REALTY AWARDS:

- #1** in Alberta for Gross Commissions Earned
- #1** in Alberta for Number of Ends Sold
- #1** in Alberta for Listings Taken
- #2** in Canada for Gross Commissions Earned
- #3** in Canada for Number of Ends Sold
- #3** in North America for Commissions Earned (out of 69,000 EXIT REALTORS®)
- #9** in Canada for Listings Taken



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