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April 2009

Preferred News and Updates

Migration is up - *Realtors Association of Edmonton*

In the last quarter of 2008, 6,198 people packed up their belongings and moved to Alberta which brings the province's population to 3,632,483 as of January 1. Alberta was the only province with substantial interprovincial migration: BC came in next with 1,453 new residents according to statistics compiled by Statistics Canada, CMHC and the Conference Board of Canada.

Edmonton's Economic Outlook – *David Faber, Executive Director*

Although Edmonton is affected by the recent global market volatility, factors like oilsands activity, provincial infrastructure spending and more affordable housing means that Edmonton's economy is projected to fare better than most regions in Canada. Edmonton's GDP is forecast to grow in 2009, but not at the same rapid pace as in previous years. The sharp fall in oil and natural gas prices also bodes well for consumers, who now are paying less for gasoline, and will be paying less to heat their homes this winter. As well, industrial development is continuing, generating economic activity for the region. Stats Canada reports Edmonton's non-residential building sector grew by 45% in September over August, compared to Calgary's decline of 13.7%. The economic slowdown, and the reduction in construction projects, will allow Edmonton's overall economy to better meet continued labour demand.

For further information view: www.edmonton.ca/economic-outlook.aspx

CBC's The Hour with George Stroumboulopoulos

Don Campbell from REIN on CBC's The Hour. This is a very informative, reality based, down to earth interview with one of Canada's top real estate experts. Link to watch the program in full on our [BLOG at www.PreferredGroup.ca](http://www.PreferredGroup.ca)

New website feature - Space Planner for your home!!

We have added a great feature to our website that can help you space plan your interior furnishings. You can create floorplans that match your exact room and move, change, and play with all sorts of combinations. Visit www.PreferredGroup.ca under 'Referrals' and 'Space Planner' today!!

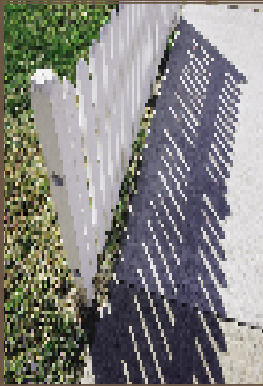
We greatly appreciate all referrals to friends and family, our business depends on it. You can send us referrals by phone to 780-701-2626 or email to: info@PreferredGroup.ca

Testimonials



"John was able to negotiate a great deal for me on a 36 suite apartment building I bought. He is an excellent negotiator and a great agent to have on my team, well worth the commission he earned. I would recommend John to anyone wanting to be successful as a real estate investor."
- Dan Corns - Apartment Buyer & Seller

For more Testimonials visit: www.PreferredGroup.ca under 'Referrals' and 'Testimonials'



Realtors Association of Edmonton - March Market Report



The average* price of single family homes in the Edmonton area has hovered around the \$350,000 mark for the first quarter of this year, reported the REALTORS® Association of Edmonton. At the beginning of January the average price for a SFD was \$351,870. The price varied slightly and at the end of March the average SFD price was \$349,716, up 0.7% from the previous month. Condo prices were a little more volatile but popped up 1.6% in March to \$230,469, after a 5% drop in February. The average price of a duplex/rowhouse was \$276,776.

“With price stability, low interest rates, spring weather and pent-up demand; it appears that REALTORS® are starting to get busy again,” said Charlie Ponde, president of the REALTORS® Association of Edmonton. “Our offices are reporting an increase in buyer interest. Sales in March were up 28% from the previous month.”

Residential sales through the Multiple Listing Service® in March totalled 1,380 units. Total MLS® sales (including commercial and rural sales) were 1,513 units. This is a 30% increase over the previous month. Total residential sales for the first quarter were 3,185 units and total MLS® sales were 3,471 with a YTD value of \$1.1 billion.

There were 2,891 residential listings in March (down 31.7% from last March) resulting in a month end inventory of 7,476 residential properties (down from 9,464 in March 2008). The sales-to-listing ratio was 48% and average days-on-market was 56 days (down five from February).

“The market is once again operating in a normal fashion with typical seasonal fluctuations,” said Ponde. “REALTORS® are prepared with daily statistics and market knowledge to help clients understand the market fluctuations and advise them on pricing and marketing strategies that help buy and sell homes and commercial properties.”

*Article referenced from www.ereb.com

MLS® STATS

Taken from ereb.com
(Changes from same month in 2008)

Total MLS® Sales this Month
1,513 ↗ 11.50 %

Total Value of MLS® Sales this Month
\$480 Million ↗ 21.3%

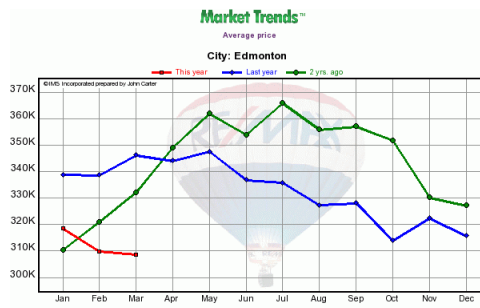
Total Value of MLS® Sales this Year
\$1.1 Billion ↗ 29.20 %

Average House Price
\$349,716 ↗ 9.80%
Average Condo Price
\$230,469 ↗ 12.40%

Total Average Residential Price (all types)
\$309,032 ↗ 10.10%

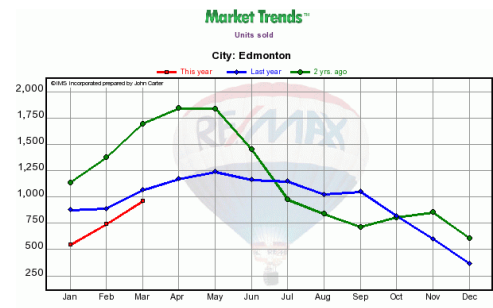
***RECORD!!**

Combined Average Price



Green represents the 2007 year, Blue the 2008 year, and Red the current 2009 year

Number of Units Sold



Preferred Market Interpretation

Our Edmonton Real Estate market is leveling out, with sales volumes getting back to historical levels and average prices stabilizing. This is mostly fueled by many first time buyers capitalizing on low interest rates and lots of choice. It's anticipated that 'average' prices may still drop into the middle of 09, but should level off to current prices by end of the year. So what's the opportunity in this market?

1. STOP RENTING - with historically extremely low interest rates on mortgages, still plenty to choose from in inventory for sale, and demand rising in to this year already, now is the time to get off the fence and become a home owner. Start building your own equity today! Don't let the fear of prices coming down stop you, work with us and we make sure you get a great deal and buy 'below market' so you start off for success.
2. INVEST - we have many buyers, from individual rental condos, to houses and duplexes up to 20 + suite apartment buildings aggressively buying right now. There are plenty of great deals to be had, just make sure you the right Realtors to help you find them.





Commercial Snapshot - www.PreferredInvestments.ca

Single-Family Investments For Sale

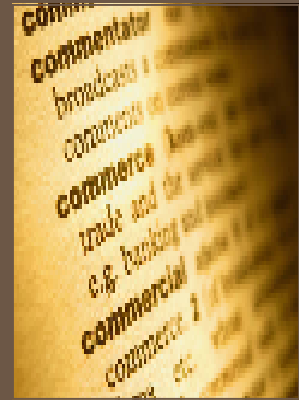
- **Collage Place**—from \$99,900 to \$249,900 with as little as \$9,990 down. **Over 55% ROI on your investment.**
- **Edson Condos**—from \$99,900 to \$169,900 with **ROI of over 40% per year.** 1 & 2 bedroom units available, fully renovated and un-renovated conditions

Multi-Family For Sale

Great 8- Plex

\$ Price to be finalized

- Located in the north end of Edmonton, AB.
- Suite mix of 1 Bach. 7 One bed.
- Over 6% Cap Rate
- Easy to manage



For more information on Commercial Listings contact: John@PreferredGroup.ca

City of Edmonton Community Spotlight

West Edmonton Mall Waterpark Fundraiser! 9am Sunday, April 26th

Edmonton is hosting the 2009 Canadian Association of Zoos and Aquariums conference in October. Plans for the conference are well under way and hosting of the first fundraising event is on Sunday April 26, 2009.

Tickets for \$10 can be purchased by calling the Valley Zoo at 780-496-7396 or stopping by the Zoo Administration Office.

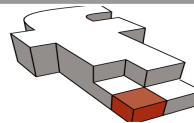
Quote

The only way of finding the limits of the possible is by going beyond them into the impossible.

Arthur C. Clarke

Preferred Value Added Service Provider

FIRST FOUNDATION
MORTGAGE COMPANY



Jennifer Cookson, Mortgage Associate for First Foundation Mortgage Company

Phone: 780.702.7678 ext.306 Email: jcookson@firstfoundation.ca

This month, ask me how you can get \$1000 to cover your closing costs!

"Providing superb service, the lowest rates available and a great selection of Mortgage Products."

First Foundation Mortgage Rates

- 1 Year = 2.99%
- 2 Year = 3.24%
- 3 Year = 3.69%
- 4 Year = 3.79%
- 5 Year = 3.95%
- 7 Year = 4.89 %
- 10 Year = 5.69%

Variable/ARM = 3.30%
HELOC = 3.50%

Preferred Group Team Member Update

What a great start to 2009! I've had the privilege of taking Real Estate into a different focus and have begun putting all my effort into Multi-Family transactions. So far this year has been very interesting, with many buyers looking to invest in apartment buildings, but sellers expectations being too high. I pride myself and our team on offering all clients the best advice and options for their situation, and our we are still selling converted condos in this market, and that option can be very profitable for an apartment owner.

Even as I've been busy in my office I've also been on the go in my personal life taking some time to visit the Dominican and Mexico for some time surfing and travelling. As golfing is also a passion and it's been a little too cold and white to do anything around Alberta I've managed to slip away to B.C. to squeeze in some practice before the season hits at home.

John Carter
Multi-Family & Condo
Conversion



Featured Listings from Preferred Real Estate Group

South Side
\$349,986
3 Bedrooms, 1 Bathrooms

Spruce Grove
\$124,986
Dream Mobile Home

St. Albert
\$214,900
4 Bedrooms, 2 Bathrooms

Leduc
\$339,986
3 Bedrooms, 3 Bathrooms

Glenora - 1 Acre
\$1,399,000
5 Beds, 4 Baths

Investor Rental
\$149,900
1 Bedroom Condo

Downtown Condo
\$0 Down, \$1200/Mo

WANTED
Central Edmonton
Condo's
1-2 bedroom
\$150-250,000
We have buyers
looking, Call us today!!

For more details on any of the listings above, either visit us at www.PreferredGroup.ca or call our office with any questions.

Seminars & Events

What: Selling Seminar
Who: Preferred Group Clients, Family and Friends
When: June, 2009
Where: RE/MAX River City Loft
www.PreferredSeminars.ca



What: Client Appreciation Event!!
Who: Preferred Group Clients, Family and Friends
When: Coming Soon....
Where: Watch for your ticket it in your mailbox, coming soon!

Preferred Real Estate Group Mission Statement

Preferred Real Estate Group works with families and individuals in Edmonton who want to make *Educated* choices with their housing needs and create *Wealth* through Real Estate.

