

Featured Listings from the

# Preferred Real Estate Group

Oliver Condos  
Starting at



**PRICE REDUCED, 2 SOLD**

Parkland Mobile  
\$149,986



Whyte Ave Condos  
Starting: \$129,900



**ONLY 3 UNITS LEFT!!**

North East Duplex  
\$334,900



St. Albert Townhouse  
\$244,000



South Side Duplex  
\$269,986



South Side 2 Storey  
\$349,986



NW of Edmonton  
75,658/Unit - 38 Units



**WANTED**

Central Edm. 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 [PreferredGroup.ca](http://PreferredGroup.ca) or call our office with any questions.

## 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.



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"Creating **Wealth** through Real Estate"

### A Day of Remembering....

We often take for granted our Canadian values, our freedoms, our right to live and government choices. By taking this moment to remember we recognize the tradition of freedom these many men and women fought to preserve. Thank you to our Canadian Veterans and those continuing to serve, you are remembered and not one is forgotten.



With that freedom comes the privilege to choose - a home, a realtor, a reliable Real Estate brokerage. With RE/MAX River City we believe in your freedom of choice and stand behind our promises to provide you with the most knowledge possible. Our standard RE/MAX policies are set in place with your best interest in mind and making each property you buy or sell our top priority. For more information on our office please see: [www.RiverCityRealEstate.ca](http://www.RiverCityRealEstate.ca)

(top row, left to right)

**John Carter** - Multi-Family & Condo Conversion Specialist

**Anu Khullar** - Listing Specialist

**Christopher Albanese** - Investment Specialist

(front row, left to right)

**Shannon Wilton** - Buyer Specialist

**Jocelyn Ujueta** - Client Care Coordinator



## Testimonials

"I would not hesitate to recommend Preferred Real Estate Group. They truly went above and beyond the duties of any Realtor I have ever worked with...always making themselves available for questions - even after the transaction was complete. Thank you!"

- *Su-Ling Goh* - Buyer

## Realtors Association of Edmonton

Despite global economic unrest and uncertainty in other North American housing markets, Edmonton seems to be maintaining an even keel according to figures released by the REALTORS® Association of Edmonton. October residential resale figures were lower than last October but within the normal range for this time of year. Overall prices were down but single family residences gained slightly in price.

“Sales typically slow in the fourth quarter and this year is no exception,” said Marc Perras, president of the REALTORS® Association of Edmonton. “Stronger sales in the third quarter may have reduced demand in October but REALTORS® are still busy assisting buyers and sellers with their transactions.”

The average\* price of a single family residence was up one third of a percent (0.33%) over September at \$363,274. Condominium sales took the biggest single month drop this year resulting in condo prices down by 5.8% with an average price of \$237,590 during October. Duplex and row houses sold on average for \$307,178, which was down 2.7% from September. The average residential sales price (including all types of residential property) was \$317,784; dragged down by the lower condo prices.

“Listings were still strong in October although the inventory of homes available on the MLS® continued to reduce toward the normal levels,” said Perras. There were 3,116 homes listed during the month with 1,251 sold for a sales-to-listing ratio of 40% (55% in September). At the end of the month there were 8,525 homes available – down from 8,808 last month. The average days on market also dropped from 61 to 58 days in October.

Total residential sales for the year are now \$5.3 billion with total MLS® sales (including commercial and rural sales) over \$6 billion. The business community remains confident in the Edmonton market as demonstrated by 150 industrial, commercial and investment sales and agribusiness sales during October.

## Preferred Market Interpretation

We are bombarded daily with negative news, fear based media, and overall uncertainty... so how are you going to decide what to do on a big thing like your home? Start by talking to us about your specific situation. Media reports on averages, by city and by country, but certain areas and price ranges are not ‘average.’ You need to be specific about your opportunity and the challenges of this market. Now is a great time for first time buyers to buy!! If you buy right, with the right advice, we are able to negotiate great deals for our clients currently because of the oversupply of listings and sellers fearful mindset. Once the inventory comes back down in the next few months and into early spring 2009, buyers will lose that ability to negotiate as much. If you have thought about buying, or know someone who’s still paying rent, have them contact us to see what their options are. **Example:** we have a 1 bedroom, gorgeously renovated condo that would rent for \$1,050/mo. that you can own with \$6,500 down for \$1,035/mo. and have \$200/mo. of that going to your own equity. This makes a great investment too!!

## Upcoming Preferred Seminars

**What:** **How to Maximize Your Home Equity Today!**

This seminar will touch on what renovations to do to maximize value in your home, the overall market and a forecast of 2009, and guest speakers on staging when selling, and how to hiring good contractors.

**Who:** Home owners and landlords, anyone who owns Real Estate.

**When:** Wednesday, November 19th - 7pm to 8:30pm

**Where:** RE/MAX River City - 301, 10171 Sask. Drive Edmonton

**RSVP deadline is: Monday, November 17, 2008**

**Limited seating is available, so RSVP today by calling 780-701-2626 or email [info@preferredgroup.ca](mailto:info@preferredgroup.ca)**



## Community

Sir Winston Churchill Square

Presents.....

Holiday on the Square - November 15th

&

Bright Nights Winter Festival

November 15, 2008-January 4, 2009



## Preferred Value Coupon

**ITAL MOTORS**

**10827 - 101 Street**

**Phone: 780-424-5210**

**Come in for an environmentally friendly oil change!**

**A regular 4 liter oil change for \$24.99!!**

**\*Some Conditions Apply \***

