

Featured Listings from the
Preferred Real Estate Group

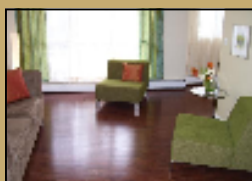
Maple Ridge Park
\$107,986 2 Bdrms



Oliver Condos
Starting at \$139,900



University Condos
\$0 down & \$1049/mo



West Edmonton
\$309,986 3 Bdrms



North Edmonton
\$304,900 4 Bdrms



West End Condos
\$159,900-\$239,900



Cancun, Mexico

Vacation Packages
www.monarchcancun.com
 Contact Curtis Reimer for
 more info: 780-777-1822



Cona Court
\$134,900 1 & 2 Bdrm



WANTED

2 & 3 Bedroom condos.
 Serious buyers looking,
 contact us today!!

For more details on any of the listings above, either visit us at
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”

Schools Back in Session.....

September has arrived with it's nervous, excited students carrying oversized backpacks and armed with knowledge. Or are they? When **WE** went to school not one teacher taught us to live financially efficient and no professor molded us to protect ourselves in regards to making Real Estate decisions that will allow us any kind of freedom other than buying a house, getting three jobs to afford it and living “happily ever after”! Our Team has spent the time and effort to help make those decisions for you and to do them with your future in mind. Each one of us is trained to find your best interests at heart and to move forward with that, even if it means moving you in the direction of another Team member that can assist you in meeting your greater goal. Don't assume we are just here to sell your house or buy your first condo, allow us to inquire deeper and guide you to an attainable and beautiful Real Estate future! Schools back, and we're here to teach!

(top row, left to right)

John Carter - Multi-Family &
 Condo Conversion Specialist

Anu Khullar - Residential Specialist

Christopher Albanese - Investment Specialist

(front row, left to right)

Shannon Wilton - Buyers Specialist

Jocelyn Ujueta - Client Care Coordinator



Testimonial



"I bought one of the Edson Condos in 2007 and I love it! The buying process was great and Jocelyn even stopped by my construction site to have the paperwork signed. You are more than welcome to use me for referrals and I would for sure recommend Edson to any of your buyers!

- Curtis Reimer - Investor Buyer

Realtors Association of Edmonton August 2008 Market Update

Edmonton resale housing market not “plunging” say REALTORS®

Despite reports that the national housing market is weakening, prices of existing homes in Edmonton are relatively stable and sales are increasing, reports the REALTORS® Association of Edmonton.

There is no cause for concern about the health of the Edmonton resale market,” said Marc Perras, president of the REALTORS® Association of Edmonton. “All real estate markets are local and buyers and sellers in Edmonton should look at the details of this market rather than responding to attention getting headlines from reports based on national trends.” Residential housing prices in Edmonton have fluctuated within a narrow range this year and sales of homes through the MLS® continue to be strong. REALTORS® are confident that the robust Edmonton market will continue. “Sales will increase from demographic changes such as more single women buying houses and condos,” Perras said. “More young people are living alone and boomers and seniors are buying second homes for recreation or to prepare for retirement.”

Perras agreed that new housing starts are down dramatically but insisted that a downturn in new home construction does not reflect on the resale market. He stressed that economic factors will also increase housing sales. The strong Alberta economy continues with low unemployment and high consumer confidence. Alberta will continue to attract migrants from other provinces because of the lack of a sales tax and the lower cost of living in Alberta. Buyers and sellers should consult their REALTORS® for details of the current market and to devise a pricing and marketing plan for their property. Some sellers will have to trim their expectations and bring their prices into line to attract buyers.

Buyers have lots of choice right now and will not be tempted to offer more than the market price for a property. However, the inventory is decreasing and they should begin to make reasonable offers to ensure that this opportunity does not pass them by.

Preferred Market Interpretation

As we mentioned in last months newsletter, this is further evidence that Edmonton's real estate market has ‘turned around.’ It is however, still a Buyer's Market, meaning there is an over-supply of listings than we should have (approx. 7500 at the end of August, and we should have 4-5,000). This creates a great time to buy, and the best strategy for anyone is to buy that new home and if have a current home, keep as a rental. Our rental market is also very strong currently, creating a perfect opportunity for anyone who owns and has thought of moving up or down. Contact us today about your situation, and we can look at options!

Upcoming Preferred Event - Seminar Top Costly Buying Mistakes to Avoid

What: Three speakers will cover many costly mistakes to avoid when looking to buy a new home. A mortgage financing expert will teach about how credit works and qualifying for financing in today's market.

Who: Past, Present & Future Clients, Service Providers and their Friends. Ideal for anyone who currently rents, or thinks they can't afford that new home that they need for personal or family reasons. We can show you how you can!

When: Wednesday, October 22nd, 2008 7:00 pm to 8:30 pm.

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

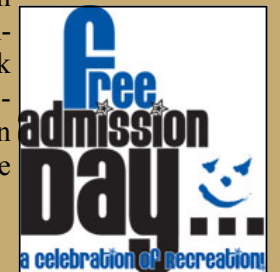


Limited seating is available, so RSVP today by calling 780-701-2626 or email info@preferredgroup.ca

Community

Each year the City of Edmonton plans a special free admission day for Edmontonians. It's the City's way of saying “Thank You” to citizens. The city of Edmonton invites you to enjoy a full day of fun with free admission to it's attractions and selected recreation centers. They gratefully accept donations of non-perishable food items for the Edmonton Food Bank at all Free Admission Day Facilities. Free admission applies from 10am to 6pm. Only admission will be waived. All food services, rentals and ride tickets will be charged at the regular rate.

Sunday, September 28, 2008 - 10am to 6pm



Preferred Value Added Coupon Stambaugh Photographics



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Family Portrait Package**

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