



# THE SCHMIDT REPORT

June 2020

Feel good about the choice you make.

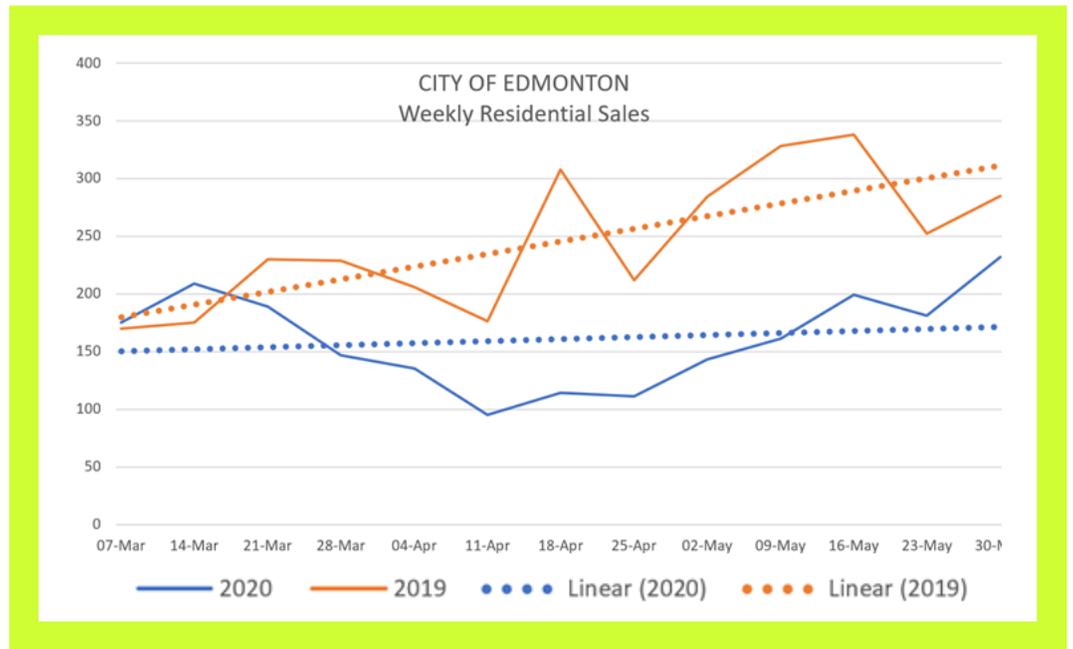
## How's the real estate market doing 3 months into lockdown?

### Much better than you might think...

May results surprised a lot of people, including REALTORS®! Activity rose steadily throughout the month, with the last week's results showing just 18.60% lower than the same week last year. This is a huge improvement from the 63% gap we saw in mid-April.

- While sales were down 41.51% compared to last May, there were 54.27% more sales than in April.
- Prices were down 4.04% compared to last May, but were up 0.11% from April.
- As per the graph below\*, the trend is very positive for the number of homes selling.

Keep in mind that it normally takes about 2 weeks for an offer to be reported as a sale, due to conditions of financing, inspection, etc. Based on the trend and our own experience in the market, barring any major new outbreaks of Covid-19, we anticipate that June sales for the City of Edmonton will be within 10 % of last year's numbers.



"I am cautiously optimistic that the market may be starting to move back towards normalized levels of activity." – REALTORS® Association of Edmonton Chair, Jennifer Lucas

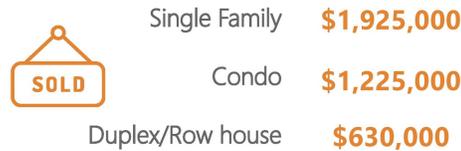
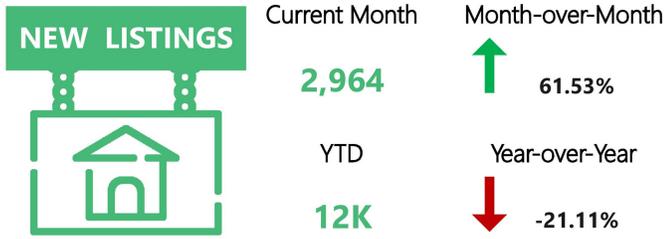
## Curious about how Covid-19 is impacting your part of the market?

Contact your favourite SCHMIDT REALTOR® anytime for a free neighbourhood update | [info@WeSellEdmonton.com](mailto:info@WeSellEdmonton.com)



"The Edmonton market experienced a significant decrease in year-over-year unit sales, with some downward impact on pricing," says REALTORS® Association of Edmonton Chair Jennifer Lucas. "Of course, with COVID-19 and the social distancing measures currently in place, this type of market decline is not surprising. There have been significantly fewer sales of single family homes, condos and duplexes than in May of last year. Residential unit sales in May rose sharply relative to April. With COVID-19 restrictions slowly being lifted, I am cautiously optimistic that the market may be starting to move back toward normalized levels of activity. It is too early to draw any definitive conclusions but we will be monitoring developments closely."

"Call on your favourite REALTORS® to help you navigate the market!"  
- Your friends at Schmidt Realty Group

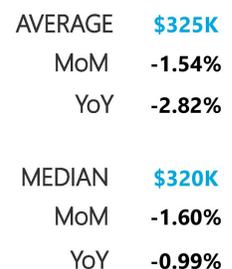
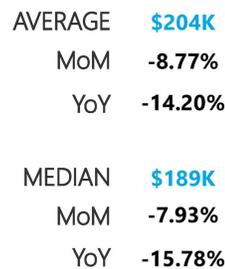


**AVERAGE DAYS ON MARKET FOR MONTHLY SALES**



● THIS YEAR ● LAST YEAR

**SELLING PRICE COMPARISONS**



\* Edmonton CMA (Census Metropolitan Area) includes Beaumont, Bon Accord, Bruderheim, Calmar, Devon, Edmonton, Fort Saskatchewan, Gibbons, Leduc, Legal, Morinville, New Sarepta, Redwater, Rural Leduc County, Rural Parkland County, Rural Strathcona County, Rural Sturgeon County, Sherwood Park, Spruce Grove, St. Albert, Stony Plain, Thorsby, Wabamun, Warburg