



THE SCHMIDT REPORT

May 2022

Feel good about the choice you make.

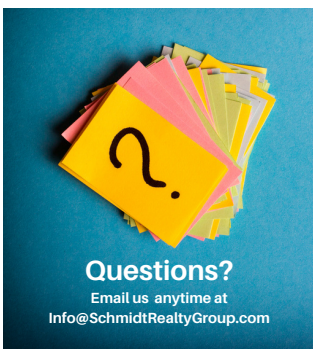
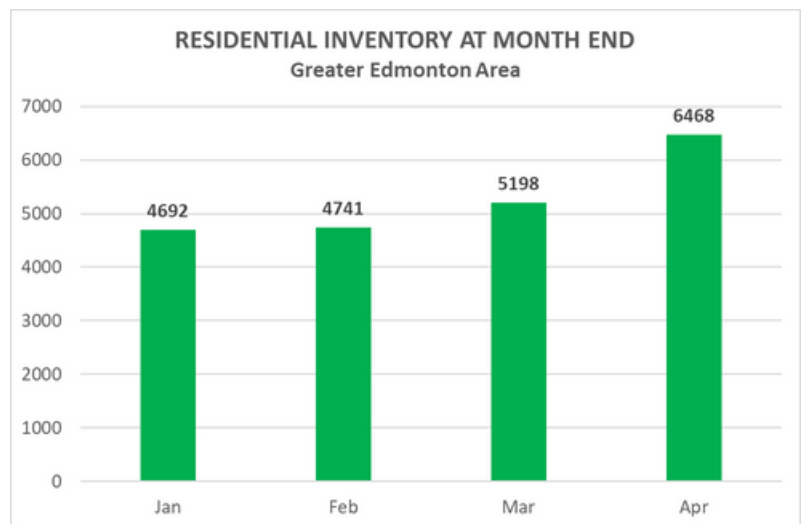
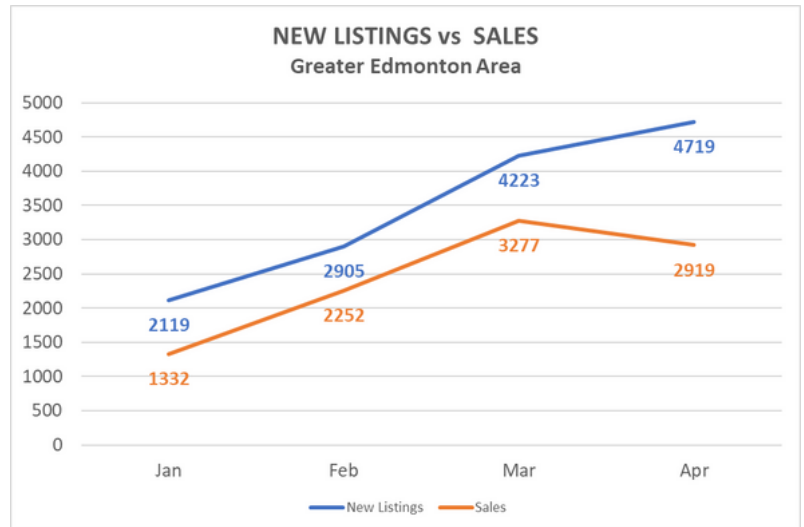
IS THE MARKET SHIFTING?

If you asked one of our busy REALTORS® they'd tell you they're still seeing lots of multiple offers, so the pressure isn't off for buyers just yet. But looking at the latest numbers from the REALTORS® Association of Edmonton it appears there may be a little bit of a change in the wind...

If you look at the graph to the right you'll see that the number of new listings and the number of new sales were staying in lock step with each other...until April. There were 4,719 new listings in April which is an increase of 11.7% and a corresponding decrease in the number of homes sold of 10.9%. You can see the gap widening in the graph.

And looking at the inventory of homes for sale at the end of the month, you'll see a corresponding 24.4% increase at the end of April vs the prior month.

Curious about supply and demand in your favourite neighbourhood? Contact your favourite Schmidt agent anytime. We're always happy to answer your questions!



"The median time to sell for residential properties was a mere 17 days in April so the pace hasn't exactly slowed down. Check next month's Schmidt Report to see if this trend is continuing!"

- Kathy Schmidt . Broker Owner . Schmidt Realty Group Inc.

MARKET SNAPSHOT APR 2022

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realty group inc

Our Results:

- For all of 2021, our listings sold on average in just **26 days vs. 43 days** for the REALTORS® Association of Edmonton.
- Our sellers sold for an average of **98.2% of list price** during the same period!
- For all of 2021, **94% of our business** came from referrals, repeat clients and the sphere of people in the Edmonton area who already know, like and trust us!

