



# THE SCHMIDT REPORT

June 2022

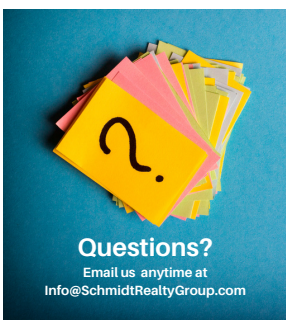
Feel good about the choice you make.

## WHAT DID BUYERS GET IN A SINGLE FAMILY HOME FOR \$450,000 IN MAY 2022?

The Greater Edmonton real estate market is large and diverse. You might be surprised to see what your money gets you in various areas! The chart below shows you homes that sold for exactly \$450,000 in May 2022. Last month buyers got anything from a 816 square foot 1950's bungalow in Bonnie Doon to a 1330 square foot two-storey townhouse built in 1990 (attached but not a condo) in Rossdale! This is why when someone asks "How's the market?" our answer is always "Which market are you interested in?". This snapshot only includes single family homes at one price point, and you can see the wide variety of options! Looking at townhouse condos, apartment condos and acreages in different price ranges would demonstrate even further just how diverse the Greater Edmonton Area market is!

ZONE	NEIGHBOURHOOD	SINGLE FAMILY HOME
1	Wellington	3 bedroom, 1151 sf 1960 bungalow with double detached garage
12	Rossdale	2 bedroom, 1330 sf 1990 two-storey attached townhouse (not a condo) with single attached garage
15	Pleasantview	2 bedroom, 1000 sf 1958 bi-level with single attached garage
16	Royal Gardens	3 bedroom, 1268 sf 1966 bungalow with double detached garage
18	Bonnie Doon	2 bedroom, 816 sf 1950 bungalow with no garage
20	Aldergrove	3 bedroom, 1278 sf 1976 split level with double attached garage
22	Lynnwood	3 bedroom, 1199 sf 1960 bungalow with single attached garage
24	St Albert - Braeside	3 bedroom, 1324 sf 1962 bungalow with double and single detached garages
25	Sherwood Park - Foxhaven	3 bedroom, 1087 sf 2001 bungalow with double attached garage and walkout basement
29	Meyokumin	3 bedroom, 1122 sf 1980 bungalow with double attached garage
27	Hudson	3 bedroom, 1145 sf 2004 bungalow with double attached garage
28	Mayliewan	3 bedroom, 1332 sf 2003 bi-level with double attached garage
55	Graydon Hill	3 bedroom, 1578 sf 2015 two-storey half duplex with double attached garage
58	Suder Greens	3 bedroom, 1495 sf 2006 two-storey with double attached garage
61	Morinville	3 bedroom, 1910 sf 2015 two-storey with double attached garage
62	Fort Saskatchewan - Westpark	3 bedroom, 1521 sf 2022 two-storey with double attached garage
82	Beaumont - Forest Heights	3 bedroom, 1478 sf 2022 two-storey half duplex with single attached garage
91	Stony Plain - Silverstone	3 bedroom, 1616 sf 2012 two-storey with double attached garage

Perhaps you're looking for something larger and newer and you've been frustrated with your search so far. You might want to consider Fort Saskatchewan or Beaumont! There were two brand new homes with attached garages that sold in May for \$450,000 in each of these areas! Helping our buyers explore all their options is something we love to do. We have a deep knowledge of the market and can often suggest options that our buyers might not have considered!



"With all the "markets" in the Greater Edmonton Area it's vital to have a good understanding of the specifics of the property type, area and price range that you're interested in. Whether you're buying or selling, having specific market knowledge is vital to making your next move your right one!"

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

# MARKET SNAPSHOT MAY 2022

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## 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!

