



THE SCHMIDT REPORT

February 2023

Feel good about the choice you make.

What's in store for Edmonton real estate in 2023?

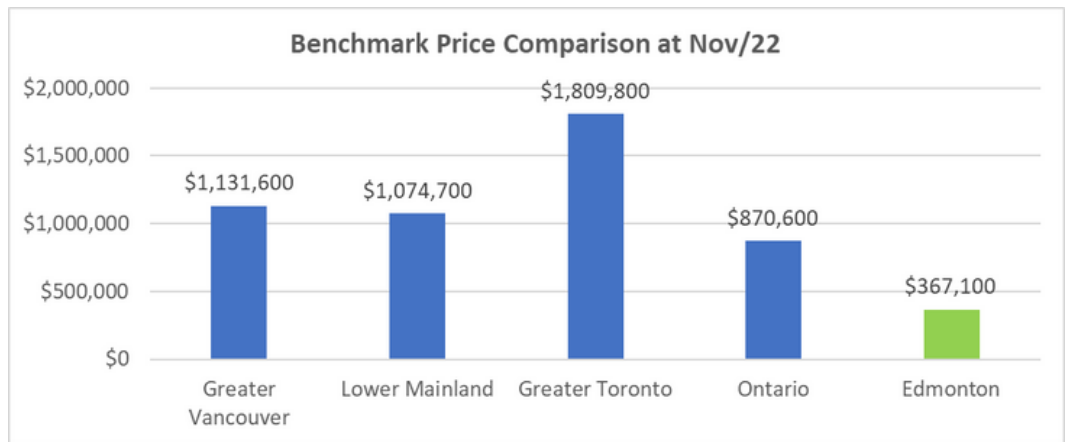
Here are some highlights from the REALTORS® Association of Edmonton (RAE) Annual Forecast:

- Prices are expected to fall slightly in all categories
 - Detached -2.9%
 - Semi-Detached (half duplex) -2.4%
 - Row/Townhouse (townhouse, stacked townhouse, residential attached) -1.4%
 - Apartment/Condo (low-rise and high-rise) -1.1%

- It's expected that home sales will be slightly lower than 2022 levels. 2022 was a record year, so the forecast is positive!

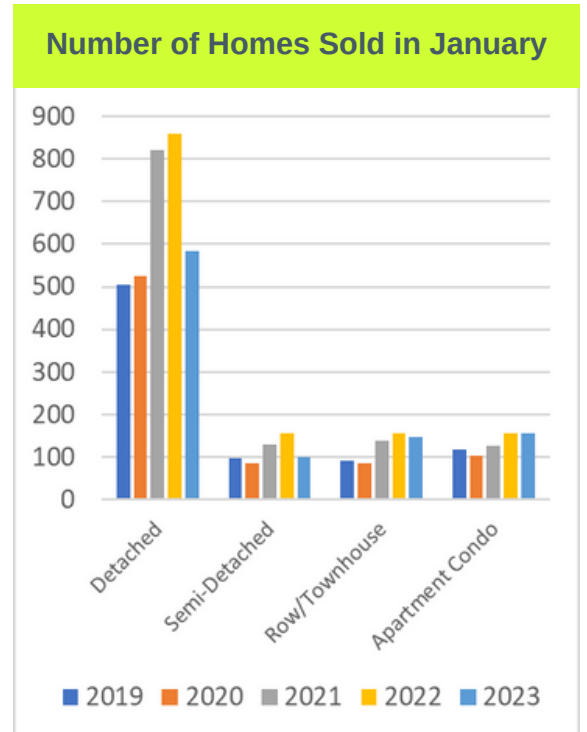
- The report also included a comparison of Edmonton's affordability vs. other areas of Canada. Check it out!

**Based on National MLS® Housing Price Index (HPI) Benchmark Prices*



How is 2023 starting out?

Total residential sales for the month of January in the Greater Edmonton Area (GEA) were lower than in 2021 and 2022 but were 21% higher than our last "normal" pre-pandemic year of 2019.



Questions?
 Email us anytime at
Info@SchmidtRealtyGroup.com

MARKET SNAPSHOT JAN 2023

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Our Results:

- For the full year of 2022, our listings sold on average in just **30 days vs. 40 days** for the REALTORS® Association of Edmonton.
- Our sellers sold for an average of **98.5% of list price** during the same period!
- For the full year of 2022, **90% of our business** came from referrals, repeat clients and the sphere of people in the Edmonton area who already know, like and trust us!

