

WELCOME!

Mogul

Mastermind

November 30, 2016

Market Update November 2016

Edmonton AB

**The worst of the oil price downturn is
over, says ATB**

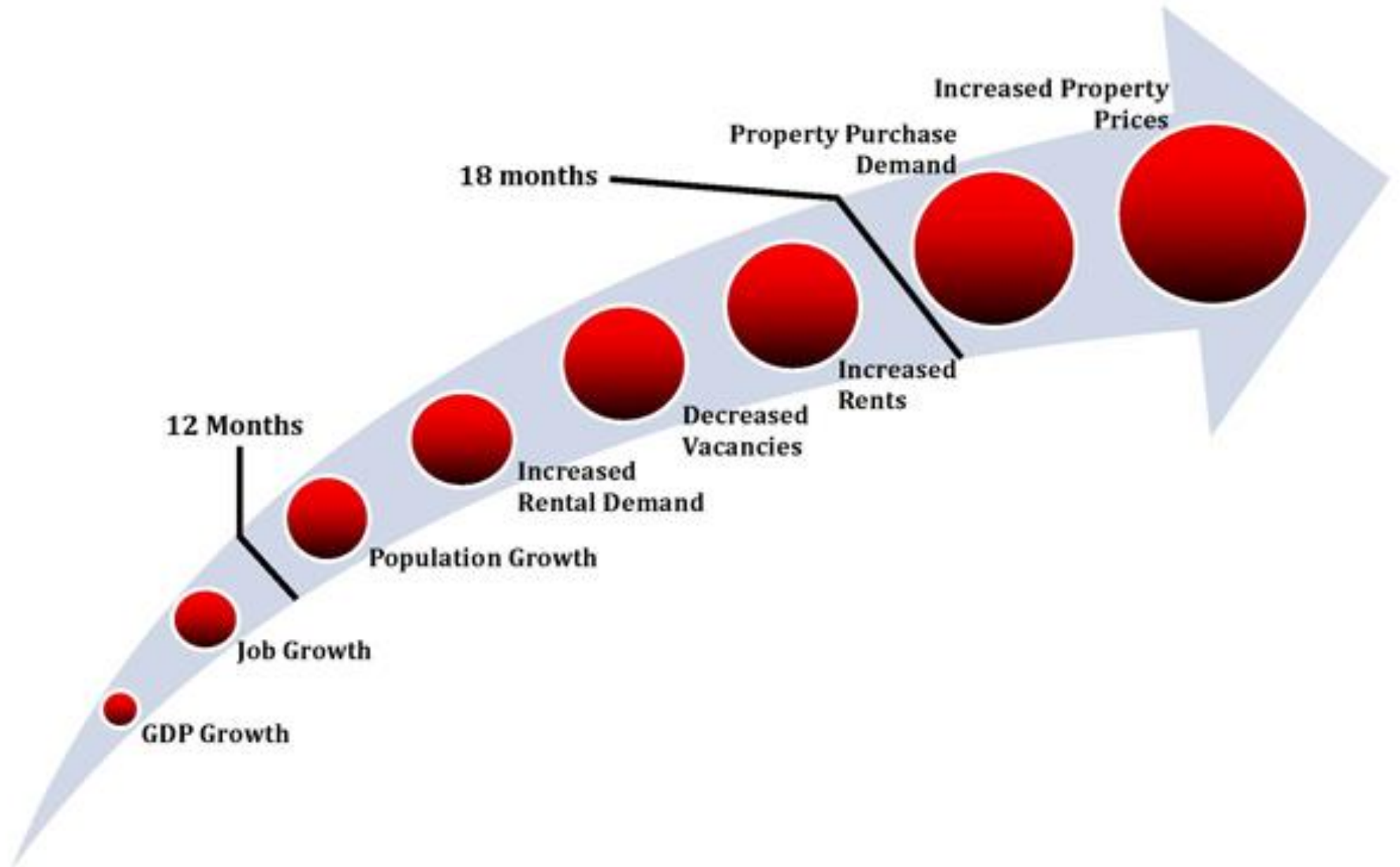
**Alberta economy will improve, but
hiring will be weak, according to
bank's forecast – Nov 2, 2016**



GMP FirstEnergy Crude Oil Price Outlook

		West Texas	
	US\$/bbl	<u>Old</u>	<u>NEW</u>
<u>2015</u>	Average	\$48.76	\$48.76
<u>2016</u>	Q1	\$33.63	\$33.63
	Q2	\$45.99	\$45.69
	Q3 est.	\$53.00	\$44.53
	Q4 est.	<u>\$55.00</u>	<u>\$50.00</u>
	Average est.	\$46.90	\$43.46
<u>2017</u>	Q1 est.	\$55.00	\$55.00
	Q2 est.	\$58.00	\$58.00
	Q3 est.	\$63.00	\$63.00
	Q4 est.	<u>\$64.00</u>	<u>\$64.00</u>
	Average est.	\$60.00	\$60.00
<u>2018</u>	Average est.	\$68.25	\$68.25
<u>2019</u>	Average est.	\$76.50	\$76.50

The Long Term Real Estate Success Formula





REALTORS®
Association of
Edmonton

Single Family Selling Price

October 2016 City of Edmonton



\$432,810 Average



Year over Year Decrease -5.13%



Month over Month Decrease -3.85%

\$397,000 Median



Year over Year Decrease -1.24%



Month over Month Decrease -1.98%

Rental Inventory

Locatoin	Available
Central	472
North West	155
West	171
South East	134
South West	195
North East	151

Key Strategies

- FILL VACANCIES
- Be READY for deals
- Look for MOTIVATION
- ASK for everything