



MARCH 2024

Peanut Butter

Protien Balls

- 2/3 c. old fashioned oats
- 1/4 c. unsweetened shredded coconut
- 2 tbsp. mini chocolate chips
- 1 tbsp. chia seeds
- 1 tbsp. flax seeds
- 1/4 tsp. ground cinnamon
- pinch of kosher salt
- 1/3 c. natural peanut butter
- 2 tbsp. honey
- 1/4 tsp. pure vanilla extract
- 2 tbsp. milk

Line a large baking sheet with parchment paper. In a large bowl, combine oats, coconut, chocolate chips, chia, flax, cinnamon, and salt. Stir in peanut butter, honey, vanilla, and 1 tablespoon milk. Mixture should be slightly crumbly. If it's too dry, gradually stir in up to 1 more tablespoon of milk.

With wet hands, roll mixture into small balls and place onto baking sheet. Refrigerate until chilled, 30 minutes.

Edmonton & Area Market

Snapshot

February has come to a close and the spring real estate market has made an early start as we head into March.

We saw an increase of residential sales for the Greater Edmonton Area (GEA) in February by 36.9% over January 2024 and 52.6% over February 2023. February residential sales totalled 1.966 with an average sale price increase of 10.4% from February 2023.

Detached residential sales are up 60.5% from the previous year, an increase of 5.2% from January 2024 and 10.7% from the previous year.

Semi-detached sales rose by 1.8% over the previous month and 7.7% over the previous year.

Row/Townhouses were up 2.4% from January 2024 and 9.7% from February 2023.

Apartment/Condo sales decreased by 5.7% over January 2024, 3.2% lower than the previous year.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA came in at \$382,200, increasing 1.5% from January 2024, and 3.7% from February 2023.

www.shainajukes.c21.ca

Spring T O - D O

If the sight of the mercury creeping upward fills you with spring fever, we're with you. We, too, are restless for the toastier and longer days that are just around the corner.

Clean the gutters

Remove leaves, pine needles, and other debris that have accumulated over the winter so your gutter system is ready to handle spring showers. Overflowing gutters and blocked downspouts can damage siding and foundations.

Clean the AC condenser

Remove dust and debris that have accumulated on the AC condenser (the big metal box outside your house) so that the AC works efficiently.

Clean the siding

Get rid of dirt and grime that can cause mildew and shorten the life of your siding. As a bonus, the exterior of your home will look fresh and clean for spring.

Caulk around windows and doors

Inspect the caulking and repair any that was battered during the winter. Check around your windows, doors, and corner trim to prevent water infiltration and avoid costly repairs.

Inspect the roofing

Take a close look at your roofing to check for loose and missing shingles, worn and rusted flashing, and cracked boots around vent pipes.

Market Update

MARCH

2,762

New Listings

3,402

Homes Sold YTD

\$508,000

AVG. Sale Price Detached Single Family

\$385,000

AVG. Sale Price Semi-Detached

\$276,000

AVG. Sale Price Row/Townhouse

\$181,000

AVG. Sale Price Apartment /Condo

Greater Edmonton Area February Stats as per Realtors® Association of Edmonton

Happy St. Patrick's Day



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Around Town

- March 21 - 23 | Edmonton Convention Centre Edmonton International BeerFest
- March 20 - 31 | Around Town | Downtown Dining Week
- March 23 Opening Weekend | TELUS World of Science Dinosaurs - The Exhibition
- March 23 | 8pm to 1am | Art Gallery of Alberta Refinery: The Palm Room at the Fairmont Hotel MacDonald

March

TIPS FOR SPRING HOME BUYERS AND SELLERS

As the weather warms up, the real estate market is also heating up. Spring is a busy time for buying and selling homes. If you're planning to make a move this spring, here are some tips:

For Home Buyers:

Get pre-approved for a mortgage to know your budget, be prepared to act fast when you find a home, and work with a real estate agent.

For Home Sellers:

Declutter and deep clean your home, make necessary repairs and price your home competitively.

For Both Buyers and Sellers:

Be open to negotiation and work with a knowledgeable real estate agent.

With these tips, you can successfully navigate the competitive spring real estate market and achieve your real estate goals.

local

BUSINESS SPOTLIGHT

Kind Ice Cream



With International Women's Day on March 8th, a women-led business seemed fitting. Kind Ice Cream was founded in 2019 and has 3 locations in Edmonton, Oliver, Ritchie & Highlands. Step into the smell of fresh made waffle cones and try some delicious ice cream. My favourite flavour is Maple Bourbon Pecan, my sons is Real Deal Strawberry.

www.kindicecream.ca

Edmonton Oilers Home Games

MARCH

3, 13, 16, 19, 21 & 28

Share the love! If you know someone considering buying or selling a home I would love if you thought of me. Referrals from satisfied clients like you are the key to my success, and allow me to continue doing what I love.

