

Dear Mr. & Mrs. Seller!

Here is your weekly update with more on the activity generated for your listing. I have solicited the buyer/viewer and realtor comments. Sentiments as follows:

- What did they like about the property? What did they feel they would prefer improved/changed
- Property shows well (or not) with specifics liked / not & why
- Property is priced well (if not get example comparables leading to the viewer/REALTOR's price position)
- Interest in next steps / making offer / 2nd viewing / follow up with information requested

While the overall economic landscape of this demographic in the real estate market has been weak(/strong), there are many "Forecasting Experts" who have stated the condo market is expected to increase in activity and values based on changes to mortgage rules & economic factors. My January newsletter here includes the forecasts set out by industry leading sources and the City of Edmonton noting increased prices for condo taxes etc. as well.

Your Latest Activity Stats are Enclosed:

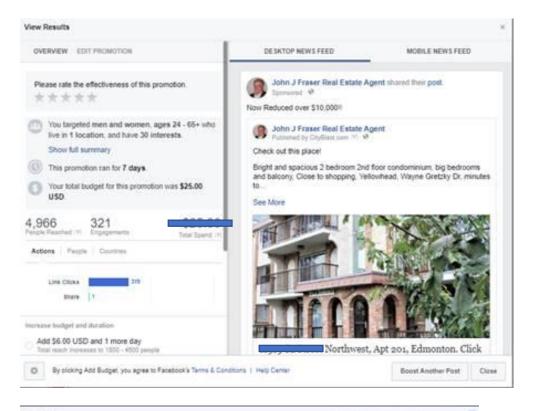
City Blast Cumulative Totals (listing is being re-featured / relisted again today on CB across FB, LI, Twitter & some run off to Instagram – again – gets promoted by a network of Realtors that are part of the CB client base):

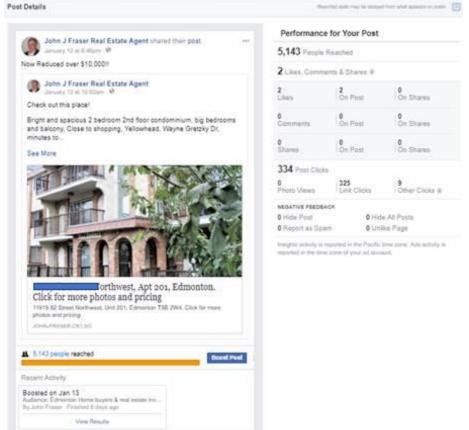


MLS TOTALS Have Increased Significantly since the Price Reduction in January

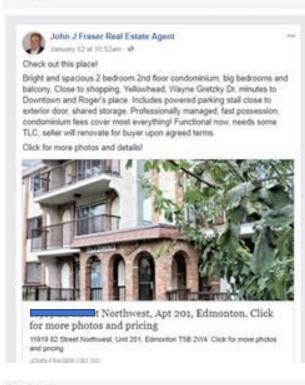


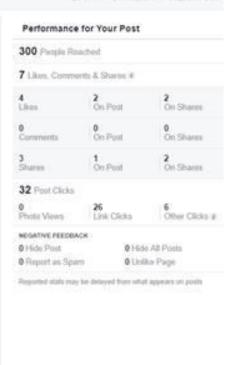
Latest FB ad's Results (Paid)

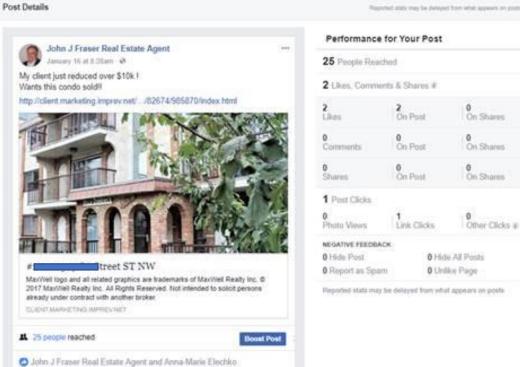




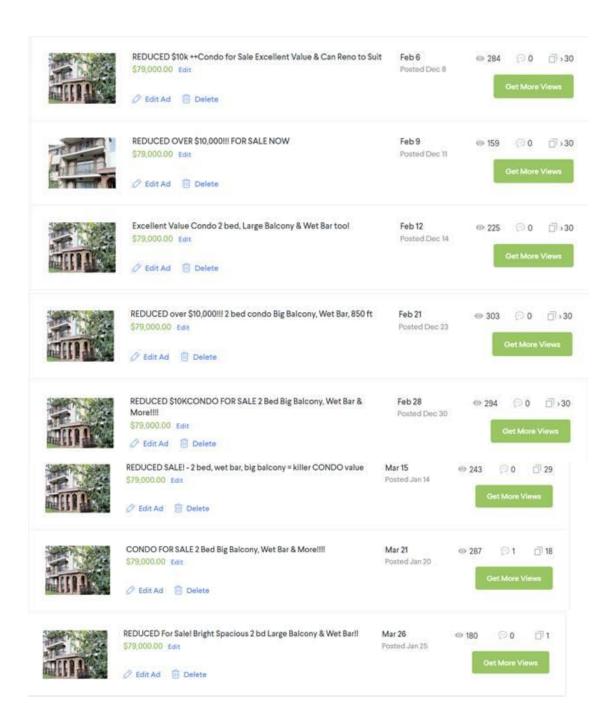
FB Non Paid since Jan Reduction (Does not include cross posting)







KIJIJI ADDS summary only from oldest to newest with viewing stats (once I establish several ads I continually edit and renew them which saves time of creating new ads and risking Kijiji realizing your "double dipping" and cancelling all duplicate info)



Please let me know if you have any questions or would like any additional information!

Best Regards Jf

John J Fraser REALTOR® Cell: 7804997720 Office: 7804834848 www.jfsells.com

Maxwell Challenge Realty Email: John@jfsells.com

facebook.com/edmontonrealtypro

Want the most accurate, up-to-date MLS information? It features augmented reality search, large

photos, advanced search filters & more.

Download it here: http://app.maxwellrealty.ca/rKnb or Text JFSELLS to 5874140147



This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Good Morning!

I hope your weekend was great! Here is the latest on activity Stats for your listing. Bottom line: it continues to be seen all over the web!

I also included a little more details on the extra advertising below as well based on some discussions with Chris.

Excerpt from latest market report (attachment enclosed) shows buyer's market continues to escalate,

more homes for sale, less sales, more inventory on market (same trends in rental markets – hoping you viewed the rentfaster.ca links sent last week or so to review rental inventory, values, condition, locations & incentives being offered) – 1 ray of hope? Our buyer's market is slightly better (for sellers) than 2017's start.

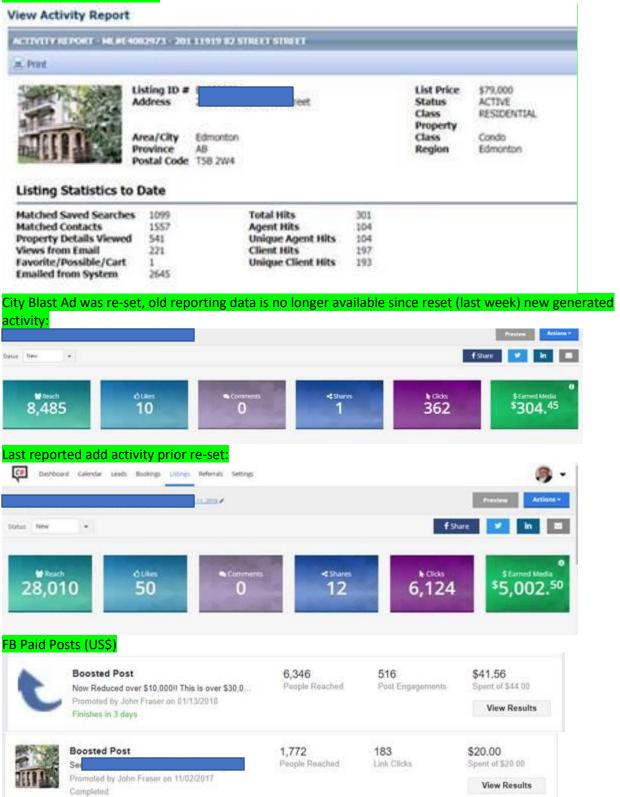


MLS activity continues to rise:

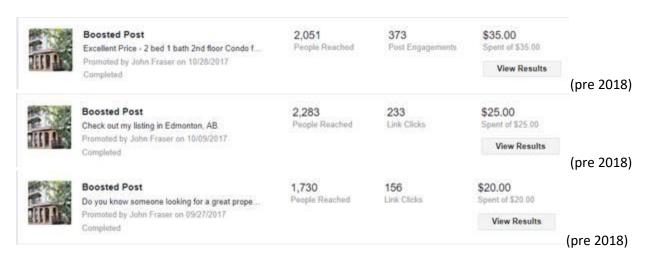




Previous MLS Jan 26 2018:

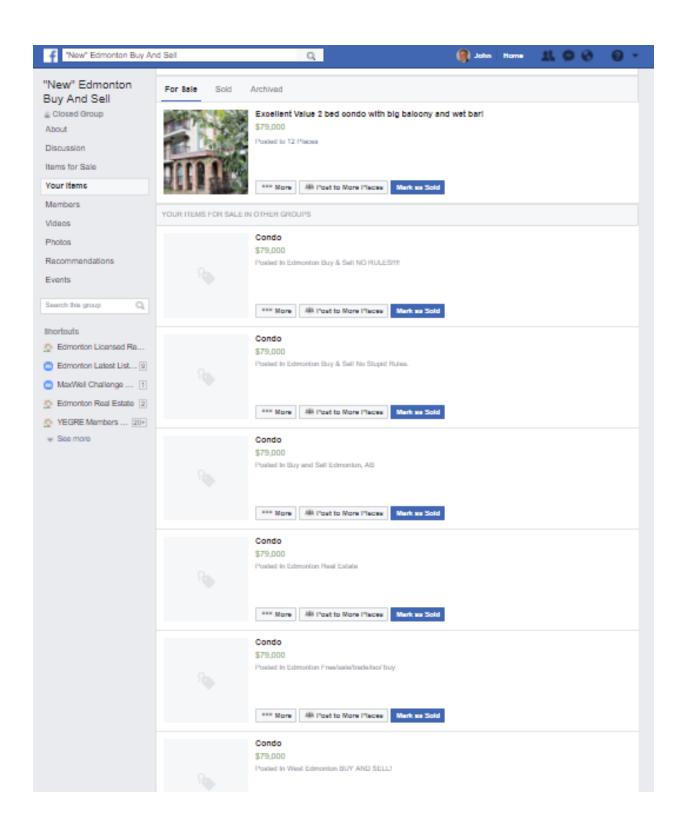


(pre 2018)

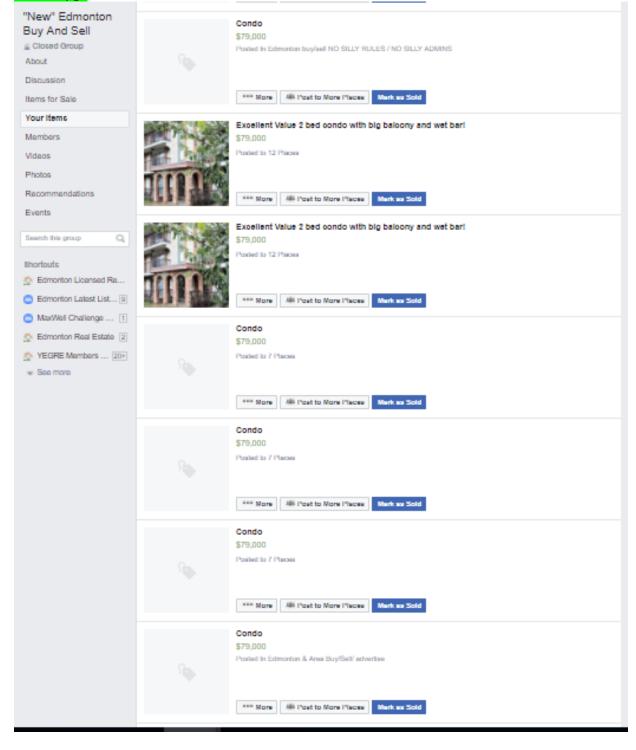


Face book Non Paid Posts (only from Jan 2018 to date, LinkedIn & Twitter Mirror similar post activity): OVER \$30,000 below Feb 21, 2018 at 3:24pm **Boost Post** Busine 2017 assessed value... Check out this Feb 15, 2018 at 9:40am **Boost Post** Exceptional Valuel N... Check out this 97 Feb 15, 2018 at 8.21 am **Boost Post** Exceptional Valuel N... Check out this place! Feb 6, 2018 at 3:38pm **Boost Post** Bright and spacious :-Price reduced 22 Jan 29, 2018 at 8:13pm **Boost Post** Excellent Value 2... Check out this place! 22 Jan 26, 2018 at 7:48am **Boost Post** Bright and spacious My client just reduced 25 3 Jan 16, 2018 at 8:28am **Boost Post** over \$10k | Wants thi ... Check out this place! 306 36 Bright and spacious Jan 12, 2018 at 10:52am **Boost Post**

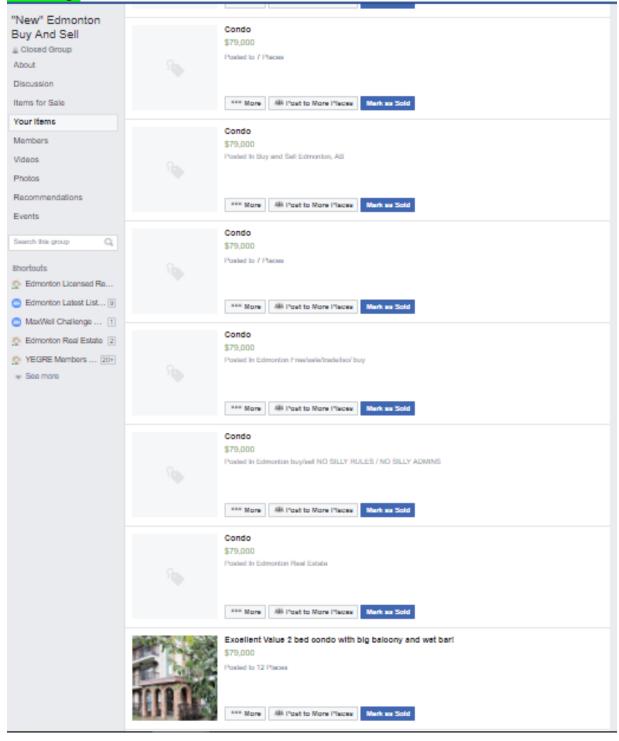
Beyond paid FB Boosts & reposting in my personal & Realtor FB Pages, I have posted in multiple facebook marketplace Groupstoo many times to count/track:)



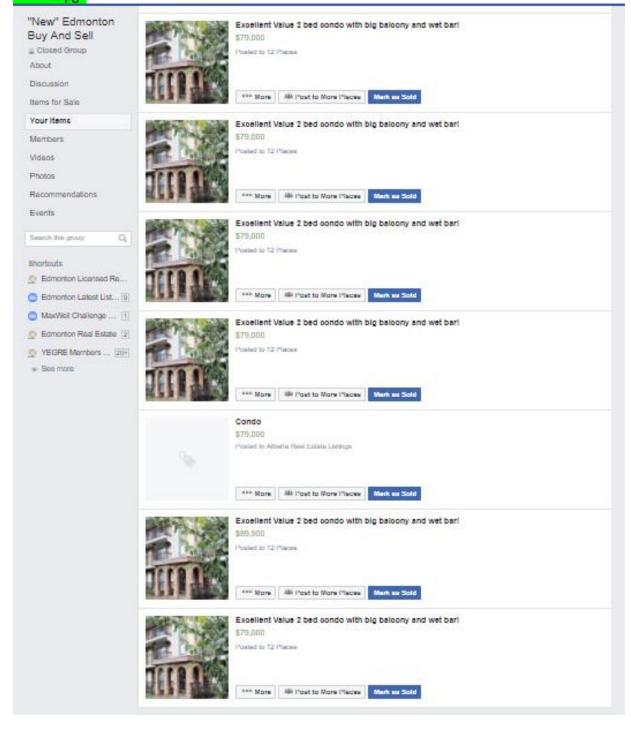
FB Mkts pg2



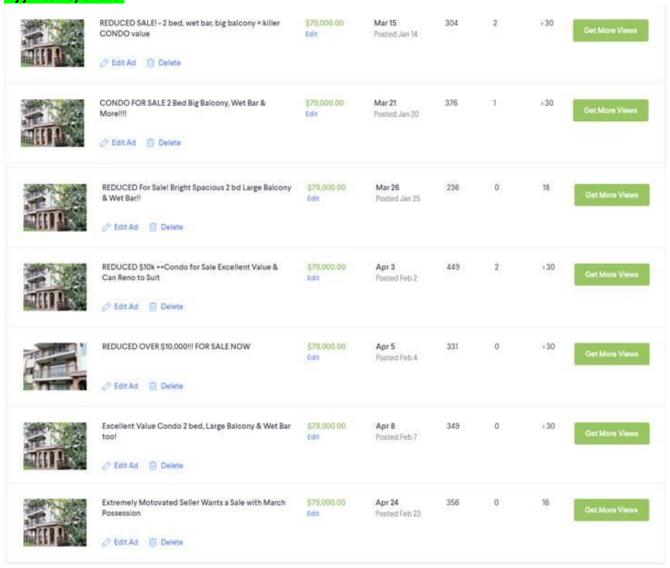
FB Mkts Pg3...



FB Mkts pg4



Kijiji Activity of ads:

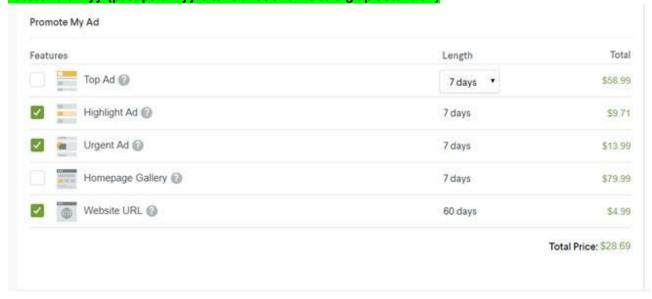




Want the most accurate, up-to-date MLS information? It features augmented reality search, large photos, advanced search filters & more.

Download it here: http://app.maxwellrealty.ca/rKnb Or Text JFSELLS to 5874140147

Latest Paid Kijiji (past paid Kijiji's take a lot of time to dig up details on)



Current You Tube Video in this ad: https://www.youtube.com/watch?v=1T4Isaud5ig MLS listing with Embedded videos & extra media links:

http://www.realtor.ca/PropertyDetails.aspx?PropertyId=18681068

See your latest Kijiji paid add here: https://www.kijiji.ca/v-view-

<u>irtualPageType=OrderSuccess&invoice=211c4953-4665-4cb6-b9d4-</u>

2a02b0806c48&paymentMethod=PAYPAL_EXPRESS

I will keep you updated on any new interests from qualified potential buyers (ie working with a realtor or I have pre-qualified them for approvals & interest/fit for unit)

As always - Please Let me know if you have any questions!

Best Regards!

John J Fraser REALTOR® Cell: 7804997720

Office: 7804834848
Maxwell Challenge Realty

www.jfsells.com | www.johnjfraser.com

Email: John@jfsells.com

facebook.com/edmontonrealtypro