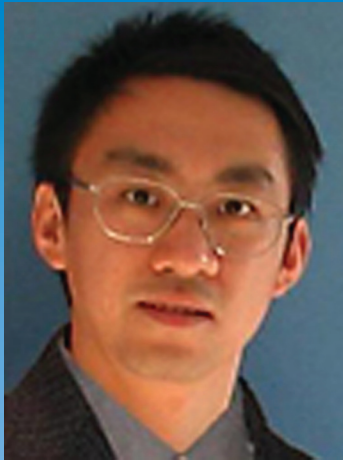




Preferred Client update

DEC 2012

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Inspiration of the Month

"Love the giver more than the gift."

- Brigham Young



What's Happening in Calgary_{(and area)...}

Calgary, Dec 4, 2012 - According to CREB... Residential sales in the City of Calgary have increased by 15% on a year-to-date basis, and were up 8% in November compared to the same month in 2011.

Active Listings as of December 4, 2012

	Count	Average Price	Ave. DOM
Single Family	4,614	\$589,780	85
Condominium	1,794	\$365,643	89
Combined Residential Active Listings	6,408		
Rural With Home	958	\$1,177,038	146
Rural Land	541	\$677,445	256
Total Rural	1,499		
Total MLS Active Listings	7,907		

Sales for November 2012

	Count	Average Price	Ave. DOM
Single Family	1,295	\$462,142	55
Condominium	525	\$302,025	57
Combined Residential Sales	1,820		
Rural With Home	54	\$866,160	124
Rural Land	24	\$538,239	172
Total Rural	78		
Total MLS Sales	1,898		

How To Care For Your Christmas Tree

Remember, a Christmas tree is a living thing, look after it as carefully as you would a cut flower. Once you select a Christmas tree, follow these suggestions to keep it fresh and safe:

1. If you buy your tree several days before you plan to set it up, store the tree outdoors or on a cool place until you are ready. An area that provides protection from the wind and sun will help the tree retain its moisture.
2. If you plan to store the tree, make a straight cut across the butt end of the tree about one inch from the end. This opens the tree stem and store the tree upright and place the butt end in a container of water.
3. When you bring the tree into the house for decorating, make another fresh cut across the trunk about an inch from the original cut. Use a tree stand that holds plenty of water (at least 4 litres of water).
4. Trees are thirsty. They may drink up to four litres of water per day, so be sure to check daily and supply fresh water as needed. If you allow the water level to drop below the bottom of the tree, a seal will form and a new cut will be necessary.
5. Place your tree away from fireplaces, radiators, television sets and other sources of heat. Turn off the tree lights when you leave and before bed.
6. Avoid the use of combustible decorations. Check all electric lights and connections. Do not use lights with worn or frayed cords and never use lighted candles on a Christmas tree.

Following these care and precaution measures should ensure an attractive tree that stays fresh indoors for two to three weeks!

34% of Calgary Condo Buyers Not Confident They Could Afford Condo Fee Increase—Courtesy of Mario Toneguzzi, Calgary Herald

CIR REALTY TIPS

A survey of condo buyers in Toronto, Montreal, Calgary and Vancouver found that 66% of buyers in Calgary didn't realize condo fees could increase at any time. It also found that 34% of them are not confident they could afford a condo fee increase.

"Purchasing a condo may help you build equity, but the financial commitment of owning a condo may be larger and more complex than many buyers may realize," said Farhaneh Haque, Director of Mortgage Advice, TD Canada Trust. "It's important to do your research before you hit the open houses to understand the true costs of condo ownership."

According to the CREB, month-to-date from November 1-28, there have been 236 MLS sales in the city in the condo apartment category, up 5.36 per cent from the same period last year. The average sale price has risen by 23.57 per cent to \$312,566.

* Not intended to solicit buyers or sellers currently under contract. If you do not wish to receive this publication, please contact the writer to be removed from the mail list. Thank you, CIR REALTY®

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