



# Preferred Client UPDATE

October · 2013

Working hard to keep you informed



**Tao Guo**

Real Estate Associate

Executive Platinum Club

**B 403-247-7770**

**C 403-828-6689**

**E tguo@cirrealty.ca**

**W www.guo-tao.com**

### Call Now for a Free Market Evaluation

At CIR REALTY meeting all of your real estate needs is our goal. We look forward to hearing from you as we are happy to answer ANY questions you may have.

### Inspiration of the Month

*"When one door of happiness closes, another opens; but often we look so long at the closed door that we do not see the one which has been opened for us."*

- Helen Keller

LEADING REAL ESTATE COMPANIES OF THE WORLD

LUXURY PORT/OLIO INTERNATIONAL

## What's Happening in Calgary<sub>(and area)</sub>...

**Calgary, October 1, 2013** - According to CREB (referencing metro Calgary stats only)... City of Calgary residential sales totaled 1,923 units in September, 19% higher than last year and 14% higher than long-term averages for the month.

### Active Listings as of October 1, 2013\*

	Count	Average Price	Ave. DOM
Single Family	4,696	\$631,519	70
Condominium	1,643	\$430,251	73
Combined Residential Active Listings	6,339		
Rural With Home	1,147	\$1,110,224	122
Rural Land	601	\$662,937	212
Total Rural	1,748		
Total MLS Active Listings	8,087		

### Sales for September 2013\*

	Count	Average Price	Ave. DOM
Single Family	1,786	\$483,173	44
Condominium	679	\$316,048	43
Combined Residential Sales	2,465		
Rural With Home	105	\$774,162	101
Rural Land	28	\$514,004	139
Total Rural	133		
Total MLS Sales	2,598		

\* All numbers gathered for the Listings and Sales stats are compiled from metro Calgary and rural southern Alberta areas

## The Tax Installment Payment Plan (TIPP)

Each year property taxes are billed in May, due at the end of June and cover the period from January 1 to December 31.

Did you know that if you pay through TIPP you don't need to worry about the payment deadline or late payment penalties? Your taxes are spread over 12 months, starting January 1, with your account being paid in full after your December 1 installment.

Your installment amount is calculated by dividing your most recent annual tax levy by 12, rounded up to the nearest dollar. This amount is paid through automated withdrawals from your bank account the first day of each month.

### CIR REALTY TIPS

#### Fix a Leak!

Did you know that you should check your toilets for leaks and repair every six months as part of regular home maintenance? Today one in four toilets is silently leaking in Calgary with one leaky toilet wasting 28 bathtubs of water every month! The toilet flapper is the number one cause of toilet leaks and is a very inexpensive piece to repair (especially considering it can save you up to \$100 per year per leaky toilet if you fix it!). An easy way to check for a leaky toilet is to drop a few drops of food colouring into the tank of the toilet, waiting 10 minutes and then peeking into the toilet bowl to see if any of the colouring has seeped through.

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

Because a Great Experience Begins with a Great Agent.™

www.cirrealty.ca