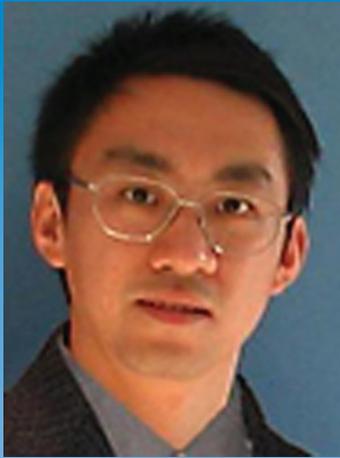




Preferred Client update

JUN 2012

Working hard to keep you informed



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Call Now for a Free Market Evaluation

My goal is to meet all of your real estate needs. I look forward to hearing from you as I am happy to answer ANY questions you may have.

Inspiration of the Month

"They may forget what you said, but they will never forget how you made them feel."

- Carl W. Buechner

LEADING REAL ESTATE COMPANIES OF THE WORLD®

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What's Happening in Calgary (and area)...

Calgary, June 1, 2012 - May 2012 residential sales in the City of Calgary increased by 31.8 per cent over last year, to 2,385, making it the highest May activity since the recession.

Active Listings as of June 2, 2012

	Count	Average Price	Ave. DOM
Single Family	6,385	\$555,000	64
Condominium	2,581	\$342,555	66
Combined Residential Active Listings	8,966		
Rural With Home	1,317	\$1,068,757	113
Rural Land	646	\$724,357	218
Total Rural	1,963		
Total MLS Active Listings	10,929		

Sales for May 2012

	Count	Average Price	Ave. DOM
Single Family	2,187	\$479,332	46
Condominium	780	\$295,956	53
Combined Residential Sales	2,967		
Rural With Home	100	\$802,426	107
Rural Land	18	\$471,982	256
Total Rural	118		
Total MLS Sales	3,085		

Calgary Real Estate Sales Growth Lead Canada

According to a report recently released by the Canadian Real Estate Association on May 15th, Calgary's MLS listings have risen 30% since last year. Nationally, sales have also risen, but at a much lower average rate of about 11%. New listings in Calgary have risen by 4.4% since last year.

Compared to the rest of Canada, the average price increase of a home in Calgary remained relatively modest at 0.7%. The national average was reported at 0.9%. It is estimated that housing prices as a whole will not see more than a further 2% increase this year (TD Economic).

Looking at Alberta as a whole and real estate as an economic indicator of economic recovery, real estate sales have increased by 23.5% from last year..

CIR REALTY TIPS

Are You Flushing \$580 Down the Toilet?

A tap that leaks only one drop of water per second adds up to 10,000 litres of water lost over the course of a year—equivalent to 70 baths! The cost isn't going to break the bank—about \$30 per year—but the impact on pipes and sink fixtures can be corrosive, not to mention it's a terrible waste of a valuable resource.

To fix a leaky faucet try changing the fixture's washer or call a plumber.

Not all leaks are easily noticeable. For instance, a toilet that continues to run after flushing wastes up to 200,000 litres per year—equivalent to 1,400 baths. Costing you \$580 each year!

You can check this by putting a few drops of food colouring in your toilet tank. Don't flush. Wait 10 to 15 minutes. If the colour of the water in the bowl changes, your toilet has a leak and should be repaired. You can attempt this task yourself or call a plumber.

Make these small changes and you could save more than \$600 on your water bill each year.

* 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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