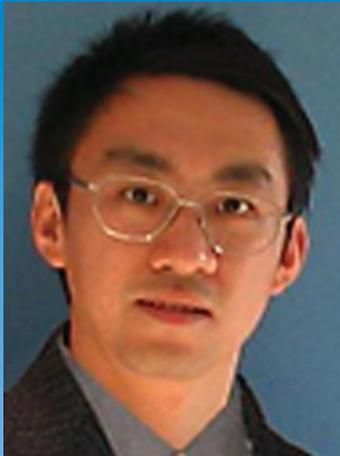




Preferred Client update

OCT 2012

Working hard to keep you informed



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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

"The three great essentials to achieve anything worth while are, first, hard work; second, stick-to-itiveness; third, common sense."

- Thomas Edison



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

Calgary, Oct 1, 2012 - According to CREB... Residential sales activity continues to improve in the Calgary area, as year-over-year sales for the month of September increased by 11 per cent. After the first three quarters of the year, residential sales within city limits totaled 17,018, a 15-per-cent increase over 2011.

Active Listings as of October 1, 2012

	Count	Average Price	Ave. DOM
Single Family	5,828	\$578,132	76
Condominium	2,236	\$351,285	80
Combined Residential Active Listings	8,064		
Rural With Home	1,297	\$1,107,993	130
Rural Land	666	\$700,563	248
Total Rural	1,963		
Total MLS Active Listings	10,027		

Sales for September 2012

	Count	Average Price	Ave. DOM
Single Family	1,346	\$444,498	50
Condominium	505	\$299,279	55
Combined Residential Sales	1,851		
Rural With Home	56	\$767,744	144
Rural Land	15	\$492,433	183
Total Rural	71		
Total MLS Sales	1,922		

Calgary Resale Housing Activity Tops Major Canadian Markets *(Courtesy of Mario Toneguzzi, The Calgary Herald)*

While Canada's resale housing market was showing signs of a correction in August, Calgary's real estate story was telling another tale.

National sales during the month were the biggest year-over-year drop since April 2011, but Calgary experienced the highest annual rate of sales growth among major centres in the country and it recorded the best price growth in Canada in an index that tracks price trends in the country's major markets, according to the Canadian Real Estate Association.

In August, Calgary's MLS sales reached 2,198, a 15.3 per cent hike from a year ago. In contrast, Canadian sales activity dipped by 8.9 per cent from last year to 36,235 transactions.

Ann-Marie Lurie, the Calgary Real Estate Board's chief economist, said the city's housing market has been buoyed by positive economic markers such as employment growth, economic growth and positive migration. Consumer confidence has also contributed to positive sales growth in real estate.

CIR REALTY TIPS

Check Your Gutters and Downspouts Now

Now is the right time to take a look at places that aren't very visible and are often forgotten. Make sure that your gutters and downspouts aren't plugged with leaves or other debris. Clogged gutters could lead to wood rot problems, pest infestations, wet basements, and foundation damage as well as many other costly problems. Check that water is not coming down behind gutters and that all support brackets are in their place.

* 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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