



# Preferred Client

UPDATE

July · 2014

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*

*"I've got nothing to do today but smile."*

- Paul Simon

LEADING REAL ESTATE COMPANIES OF THE WORLD

LUXURY PORT/OLIO INTERNATIONAL

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

**Calgary, July 2, 2014** - According to CREB (referencing metro Calgary stats only)...**Condominium apartment benchmark price surpasses previous highs.** Residential sales and listings in Calgary increased by double-digit rates in June compared to the same time last year. This increase is partly due to the floods impacting housing activity throughout the second half of June 2013.

### Active Listings as of July 2, 2014\*

	Count	Average Price	Ave. DOM
Single Family	6,075	\$743,369	62
Condominium	2,194	\$421,934	56
Combined Residential Active Listings	8,269		
Rural With Home	138	\$496,406	177
Rural Land	561	\$966,788	184
Total Rural	699		
Total MLS Active Listings	8,968		

### Sales for June 2014\*

	Count	Average Price	Ave. DOM
Single Family	2,565	\$535,387	36
Condominium	1,078	\$346,091	38
Combined Residential Sales	3,643		
Rural With Home	9	\$226,111	183
Rural Land	26	\$420,384	114
Total Rural	35		
Total MLS Sales	3,678		

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

## Thinking of Buying? Tips for Safeguarding Your Credit

**CHECK YOUR CREDIT REPORT** - You can contact Equifax and request a copy of your Credit Report by calling 1-800-465-7166 or by visiting [www.equifax.ca](http://www.equifax.ca). It is your responsibility to ensure that your Credit Report is accurate.

**STAY INFORMED** - Carefully read all credit contracts that you sign, as they are not all created equally. For example, some lenders classify payment as "late" the day after it is due, while others allow a grace period of up to 30 days.

**SET UP AUTOMATIC PAYMENTS** - Set up automatic payments through your bank to ensure you do not lose track and accidentally miss a payment. It will be one less thing on your "to do" list.

**PAY DOWN DEBT** - Your credit balances should not exceed 70-80% of your available limits. If you are using more than that, it is a warning sign to lenders that you are relying too heavily on your credit to meet your financial obligations. Pay down your debts, and if possible pay for more items upfront.

**BE CAREFUL AUTHORIZING CREDIT INQUIRIES** - Most people think that it's alright to shop around for the best mortgage rate or to fill out a lot of credit card applications for free incentives like T-shirts, etc. By doing this, your Beacon Score can be lowered due to the number of inquiries into your credit history.

### CIR REALTY TIPS

#### The Benefits of Organic Fertilizer

Organic lawn fertilizer provides vitamins and minerals that your lawn uses to stay lush and green. This specialized variety of fertilizer might include animal proteins derived from processed animal products or waste, potash, seaweed, manure, compost and corn gluten meal.

Applied two to three times a year, organic lawn fertilizer can take the place of many artificial treatments depending on the nutrient requirements of your lawn. It is important to remember that fertilizing is only one component of sound maintenance practices for a healthier lawn.

The best time to use your organic fertilizer is Early summer (after your lawn begins to grow) and Fall. Fall fertilization increases winter hardiness of the grass and provides nutrients, especially potassium, which makes turf stronger.

\* 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™

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