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Your Dedicated CIR REALTY Real Estate Representative

HOME OWNER TIPS OF THE MONTH



Keeping Mice Out

Mice seek the shelter of warmer locations once winter weather hits. Often, people are not aware of the population boom that is occurring with this invasive species in their attic or basement until the occasional mouse droppings and urine are discovered around food, furniture and storage areas. Here are some ways to keep mice out:

1. Install door sweeps on exterior doors and repair damaged screens.
2. Screen vents and openings to chimneys.
3. Seal cracks and holes on the outside of the home, including areas where utilities and pipes enter the home, using caulk, steel wool or a combination of both.
4. Keep attics, basements and crawl spaces well ventilated and dry.
5. Replace loose mortar and weather stripping around the basement foundation and windows.
6. Eliminate all moisture sites, including leaking pipes and clogged drains that provide the perfect breeding site for pests. ■

Changes to Minimum Home Down Payment Rules

Starting on February 15, 2016, the Federal Government is doubling the minimum down payment for insured mortgages to 10% from 5% for the portion of a home's value from, \$500,000 to \$1-million.

Down payment rules for mortgages on properties selling for less than \$500,000 will be unchanged. The government had already restricted mortgage insurance to homes values at less than \$1-million, and the new rules leave the minimum down payment for more expensive homes unchanged at 20%. According to the Finance Minister, Bill Morneau, the new rule will help create stability for the overall market, as well as help ensure Canadians take the right approach to investing in a home. - source, **The Globe and Mail** ■

Market Stats

JAN 4, 2016 - ACCORDING TO CREB
 (referencing metro Calgary stats only)...

Housing market characterized by slow demand. **Elevated supply levels placed downward pressure on prices in December.** With the focus shifting toward the holiday season, Dec sales activity slowed to 878 units in the city, 18% below last year at this time and well below the five and 10-year averages.

ACTIVE LISTINGS as of January 4, 2016* // **SALES** for Dec 2015*

	COUNT	AVERAGE PRICE	AVERAGE DOM
Single Family	4331 // 809	\$749,563 // \$520,538	86 // 56
Condominium	2353 // 334	\$413,666 // \$338,401	82 // 58
Combined	6684 // 1143		
Rural with Home	0 // 0	n/a // n/a	n/a // n/a
Rural Land	528 // 19	\$874,580 // \$366,647	319 // 301
Total Rural	528 // 19		
Total MLS	7212 // 1162		

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



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.