



Preferred Client update

JUL 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

"Happiness does not come from doing easy work but from the afterglow of satisfaction that comes after the achievement of a difficult task that demanded our best."

- Theodore Isaac Rubin

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

Calgary, July 3, 2012 - According to CREB... Residential sales in the City of Calgary totaled 11,752 for the first half of this year, a 16-per-cent increase over the same period last year. The rise in sales has brought activity levels closer to long-term trends in the city.

Active Listings as of July 3, 2012

	Count	Average Price	Ave. DOM
Single Family	6,440	\$564,429	71
Condominium	2,605	\$347,712	73
Combined Residential Active Listings	9,045		
Rural With Home	1,403	\$1,067,463	118
Rural Land	669	\$732,015	229
Total Rural	2,072		
Total MLS Active Listings	11,117		

Sales for June 2012

	Count	Average Price	Ave. DOM
Single Family	2,078	\$463,698	45
Condominium	692	\$305,044	54
Combined Residential Sales	2,770		
Rural With Home	98	\$744,535	108
Rural Land	23	\$399,795	146
Total Rural	121		
Total MLS Sales	2,891		

What Do the Recent Government Mortgage Changes Mean to You?

In late June the rules for obtaining financing changed in Canada. These included reducing of the length of time to repay the mortgages, the amount of debt you can carry when getting a mortgage, the amount of equity that must remain in your home if you take out a line of credit. The changes also included limitations on financing luxury homes. These changes should have little effect on the average home owner but will cause a slowing of the overall market.

Don't Use the "B" Word But It's Looking Better.

Here it is JULY. The numbers of sales YTD are up over 20% from the same period last year. Interest rates remain at record lows and the market is showing signs of being very stable in what was predicted to be a roller coaster of a year. We should see a slight seasonal slowing of the market as summer arrives and with a little luck we will continue to have a year over year increase in sales. All indication is that prices will rise slowly as sales volumes continue to rise.

CIR REALTY TIPS

Going away on holiday? Check your home owners insurance.

Insurance policies can differ considerably. Some companies will only let you leave your home vacant for a couple of days, while others will let you leave it vacant for up to 30 days, as long as someone is checking on your home daily. For a higher premium you may be able to get coverage for even longer. Some companies will only cover certain situations and not others if you are not home. Before going on holidays check the wording in your policy to avoid a costly surprise when you get home.

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