



Preferred Client update

SEP 2012

Working hard to keep you informed



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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 happiest people don't have the best of everything, they just make the best of everything."

- Anonymous



LUXURY PORTFOLIO
FINE PROPERTY COLLECTION

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

Calgary, Sept 4, 2012 - According to CREB... Following several months of higher than expected sales growth, Calgary residential sales in August totaled 1,725 units, a 10-per-cent increase over last year.

Active Listings as of September 4, 2012

	Count	Average Price	Ave. DOM
Single Family	5,757	\$566,101	74
Condominium	2,230	\$346,281	78
Combined Residential Active Listings	7,987		
Rural With Home	1,238	\$1,089,882	128
Rural Land	649	\$701,334	241
Total Rural	1,887		
Total MLS Active Listings	9,874		

Sales for August 2012

	Count	Average Price	Ave. DOM
Single Family	1,515	\$449,650	51
Condominium	627	\$289,229	55
Combined Residential Sales	2,142		
Rural With Home	88	\$824,605	112
Rural Land	18	\$435,573	106
Total Rural	106		
Total MLS Sales	2,248		

Tips for Fooling the Eye and Making a Room Look Bigger Using Furniture

Sometimes furniture can take a lot of space. Here are ways to save space and make your room look bigger:

- Use multi-function furniture like a chest that can be used as a coffee table, sofa beds, chest of drawers, and beds with drawers for storage etc. Stick to clean lines in the furniture. Use an extendable dining table, folding tables and nest of tables, which can be tucked away when you don't need them.
- Place the large pieces of furniture against the walls so the open space in the middle isn't broken up.
- Setting your furniture at an angle works because the longest straight line in any given room is it's diagonal. When you place your furniture at an angle, it leads the eye along the longer distance, rather than the shorter wall.
- Consider having at least some of the furniture pieces the same color as the walls. Even the bigger items like armoires and chest will begin to blend in to the room and widen out the room. You can add some detail by stenciling in a design or accent onto the furniture.
- If the furniture in your room is tall, that might be making it seem as though the ceiling is lower than it actually is. Make sure there is plenty of space between your furniture, too.
- Choose a sofa and chairs with open arms and exposed legs. A glass table, will keep keep the appearance of a open and free space. This allows light to filter under the furniture, making the room appear airier.

CIR REALTY TIPS

Home Staging Tips for Living Rooms

- Arrange knickknacks in odd numbered groupings such as 3, 5 or 7.
- Use bright colours for accents such as flowers, pillows, throws.
- Potted plants liven up the space.
- Arrange furniture in vignettes to create conversation areas.
- Use smaller sofas and chairs to make the room appear larger.
- Artful placement of mirrors adds depth and dimension.
- Don't block windows, let in the light.
- Use lamps to illuminate dark corners.

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