



Preferred Client update

NOV 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

"I have never in my life learned anything from [anyone] who agreed with me."

- Dudley Field Malone



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

Calgary, Nov 1, 2012 - According to CREB... City of Calgary sales activity marked a 23-per-cent increase over levels recorded in October 2011. The continued improvement in sales has pushed year-to-date sales activity to nearly 16-per-cent above levels recorded in 2011.

Active Listings as of November 1, 2012

| | Count | Average Price | Ave. DOM |
|---|--------------|---------------|----------|
| Single Family | 5,025 | \$586,221 | 76 |
| Condominium | 1,976 | \$353,919 | 79 |
| Combined Residential Active Listings | 7,001 | | |
| Rural With Home | 1,054 | \$1,168,777 | 133 |
| Rural Land | 582 | \$662,048 | 250 |
| Total Rural | 1,636 | | |
| Total MLS Active Listings | 8,637 | | |

Sales for October 2012

| | Count | Average Price | Ave. DOM |
|-----------------------------------|--------------|---------------|----------|
| Single Family | 1,504 | \$465,706 | 49 |
| Condominium | 564 | \$300,339 | 59 |
| Combined Residential Sales | 2,068 | | |
| Rural With Home | 80 | \$695,205 | 128 |
| Rural Land | 11 | \$593,950 | 155 |
| Total Rural | 91 | | |
| Total MLS Sales | 2,159 | | |

What is a Real Property Report and When do You Need One?

A Real Property Report is a legal document that illustrates the location of all visible public and private improvements relative to property boundaries. A registered Alberta Land Surveyor is the only individual who can legally prepare a Real Property Report. The purpose of this report is to demonstrate that the location of all of the buildings on your property do not interfere with city piping and are not too close to, or on, your neighbours property. It is crucial that you get city permits for any structure you build on your property so that any improvement (such as a new

fence or garage) are not destroyed by the city should they need to fix a sewer or water line. In addition, if a structure ends up on your neighbours property, your neighbour could ask you to rip it down and that could stop a sale, so if you are thinking of selling, its good to get your real property report updated from the original company that did it or from a local survey company to demonstrate all structures on your property are in compliance. Buyers need to see this report so they know they are not purchasing a problem, and sellers need one so they don't get sued later!

CIR REALTY TIPS

Are You Ready For a Disaster?

It's important to know what to do and where to find help. Sit down with your family and discuss who will do what if a disaster occurs. Be specific: decide who will get the dog, who will give first aid, etc... A purchased emergency kit is a good start. You'll want to add items such as water, medications, clothing, money, and other items essential to you and your family. Emergency preparedness organizations recommend having enough supplies to last for 72 hours. Discuss and update your plan with your family once a year. Check the contents of your emergency kit every six months, replacing water and items that can perish or outdate. For more information, go to GetPrepared.ca or call 1-800-622-6232.

* 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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