



Preferred Client UPDATE

May · 2014

Working hard to keep you informed



Tao Guo

Real Estate Associate

EXECUTIVE PLATINUM CLUB

B 403-247-7770

C 403-828-6689

E tguo@cirrealty.ca

W www.guo-tao.com

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

"In the spring, at the end of the day, you should smell like dirt."

- Margaret Atwood, Bluebeard's Egg

LEADING REAL ESTATE COMPANIES OF THE WORLD

LUXURY PORT/OLIO INTERNATIONAL

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

Calgary, May 1, 2014 - According to CREB (referencing metro Calgary stats only)...**Price gains encouraging new listings.** Following a slow start to the year, improved weather and price gains supported new listings growth. New residential listings in April totaled 3,754 units, an eight per cent increase over the previous year. Meanwhile sales activity totaled 2,545 units for the month, a seven per cent increase over April 2013.

Active Listings as of May 1, 2014*

| | Count | Average Price | Ave. DOM |
|---|--------------|---------------|----------|
| Single Family | 4,734 | \$759,374 | 68 |
| Condominium | 1,909 | \$427,427 | 55 |
| Combined Residential Active Listings | 6,643 | | |
| Rural With Home | 252 | \$863,858 | 128 |
| Rural Land | 518 | \$969,086 | 189 |
| Total Rural | 770 | | |
| Total MLS Active Listings | 7,413 | | |

Sales for April 2014*

| | Count | Average Price | Ave. DOM |
|-----------------------------------|--------------|---------------|----------|
| Single Family | 2,381 | \$526,279 | 33 |
| Condominium | 988 | \$325,381 | 34 |
| Combined Residential Sales | 3,369 | | |
| Rural With Home | 54 | \$820,240 | 124 |
| Rural Land | 29 | \$705,870 | 262 |
| Total Rural | 83 | | |
| Total MLS Sales | 3,452 | | |

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

Buying or Selling in the Next Few Years?

PRICES CONTINUE TO RISE FOR BOTH NEW BUILD HOMES AND RESALE HOMES IN CALGARY AND AREA.

The Calgary region had the highest year-over-year gain in new home prices in February, according to Statistics Canada. The federal agency reported that the New Housing Price Index in the metropolitan region of Calgary rose by 6.9% from a year ago. On an annual basis, prices were up only 1.5% across the country.

Home prices continue to rise in the resale market, too. Recently, the Canadian Real Estate Association said Alberta will lead the country with the highest annual growth rate in prices over the next two years in the resale housing market. It said average MLS sale prices will climb in the province by 3.9% this year to \$396,000 and by another 2.5% in 2015 to \$406,000.

CIR REALTY TIPS

Helpful Spring Maintenance Tips

Gutters and Roofs

Look for damaged shingles. Arrange for a professional inspection every few years. Make sure gutters are secure, without any leaks, and clean out any debris.

Foundation

Check and seal any cracks and imperfections, or call a contractor to do the job. Level any areas in the yard that could cause water to pool after a big rain.

Air Conditioning

Have an HVAC contractor service your air conditioning unit to make sure it's running at peak efficiency.

In the Garden

It's the season to remove leaves and other winter debris, turn over the soil and add compost.

Attic and Basement

Check for a musty scent and signs of leaks or seepage. If you have a sump pump, make sure it's still operational.

* 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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