



Tao Guo

403-828-6689 www.guo-tao.com
 B 403-271-0600 tguo@cirrealty.ca

Your Dedicated CIR REALTY Real Estate Representative

HOME OWNER TIPS OF THE MONTH



BEFORE You Build a Deck:

There are some serious rules and regulations about building anything (including a deck) on your property. Did you know that before you build a deck you are required to submit two sets of plans, including a site plan and building plans (structural cross-section and plan view)? And that the plans must be complete, legible, drawn to scale, and must contain all details as outlined on the Building Permit Requirement Lists for decks?

Most Building Permit applications for a deck can be processed on a "same day" basis at the counter. After accepting your application and ensuring the information complies with The City of Calgary Land Use Bylaw 1P2007, the application will be forwarded to a Safety Codes Officer to ensure your application also complies with the Alberta Building Code.

For more information, visit The City of Calgary website and review the "deck Application Requirement" section. ■

Housing Becoming More Affordable in Calgary's Real Estate Market

Due to current economic conditions, it is not surprising that single-family homes were more affordable in Calgary over the first two months of 2016 compared than the same time a year earlier.

The benchmark price (a typical home based on a formula that uses various factors to ensure accurate comparisons) dipped approximately \$15,000 to \$506,200 from \$521,950, says CREB®.

The benchmark price in Calgary's city centre was the highest through the first two months of 2016 at \$659,950. It was followed by \$695,450 in south Calgary, \$539,750 in the northwest, \$458,350 in the southeast and \$444,000 in the north.

Then there was the northeast with a \$397,250 benchmark and \$356,200 on the east end. ■

Market Stats

MAY 2, 2016 - ACCORDING TO CREB (referencing metro Calgary stats only)...

Sellers continue to adjust pricing expectations. **Minding the gap.** Market imbalance in Calgary's residential resale housing market continued to weigh on citywide prices in April. Much like the previous month, year-over-year sales fell while new listings increased, resulting in inventory gains across all sectors of the market.

ACTIVE LISTINGS as of May 2, 2016* // **SALES** for Apr 2016*

	COUNT	AVERAGE PRICE	AVERAGE DOM
Single Family	5563 // 1666	\$643,034 // \$509,644	61 // 49
Condominium	3386 // 552	\$393,172 // \$328,436	69 // 55
Combined	8949 // 2218		
Rural with Home	563 // 52	\$1,298,096 // \$821,399	123 // 88
Rural Land	577 // 21	\$753,698 // \$331,614	257 // 179
Total Rural	1140 // 73		
Total MLS	10089 // 2291		

* 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.