

Dear Friends,

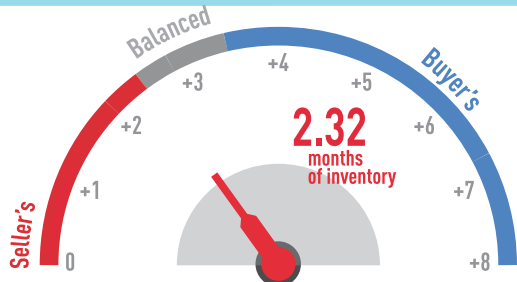
School is finally out and the long days of summer are upon us. The season is short and so the calendar is jammed packed with festivities galore throughout the city. Check out our eclectic guide to some of the hottest, upbeat and unique festivals in some of our city's greatest parks and venues. While you're enjoying the season, we invite you to consider a few budgeting tips when buying a home with a few and to keep an eye on the latest local market trends by downloading our monthly reports below.

If you, your friends or family are looking to buy or sell real estate please keep me in mind. Your referrals are greatly appreciated and rewarded!

Doug, Susan and Kristen

CALGARY MARKET REPORT

Market Status



June 2015 = 40 average Days On Market

June 2014 = 29 compared to LAST YEAR, homes are selling -27.5% slower

May 2015 = 41 compared to LAST MONTH, homes are selling +2.5% faster

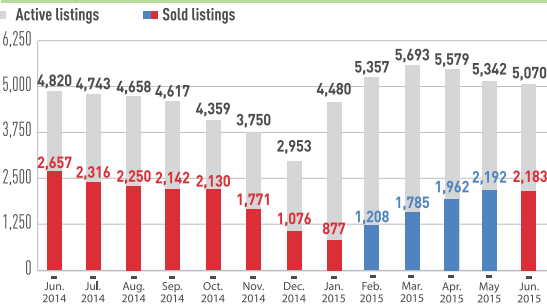
Average Prices

City of Calgary average SOLD price

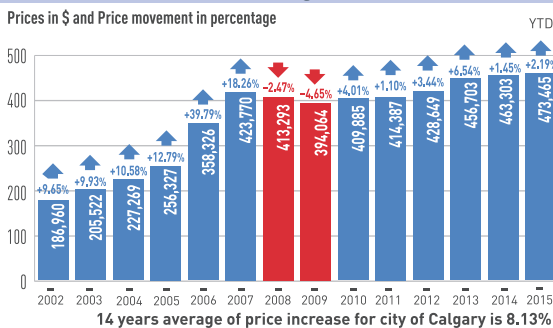


Inventory

Listing inventory & SOLD (13 months history)

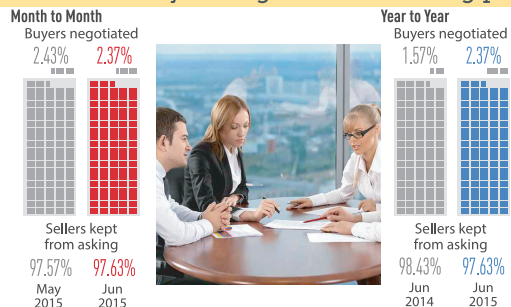


Years - Residential Average Price



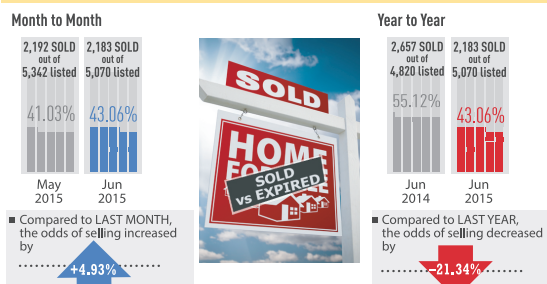
Transactions Data

How much buyers negotiated off asking price



Transactions Data

Odds of selling (Percentage of Homes Sold VS Listings)



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Real Estate (Central)

Services

Home Evaluation



Buyer's Consultation

Calgary Events

Captain's Cruises - July 16, 23, 30
<https://www.heritagepark.ca/plan-your-visit/event-calendar/captains-cruises.html>

2015 Big League Little League Canadian Championship - July 17 - 25
<http://2015blcc.pointstreaksites.com/view/2015blcc>

8th Calgary Turkish Festival - July 17 - 19
<http://calgaryturkishfestival.com/>

Franco Festival Calgary - July 18 - 19
<http://www.francofestcalgary.com/>

5K Run & Beer Festival Calgary - July 25
<http://www.beerfestruncalgary.myevent.com/>

TRi KiDS Triathlon Series - July 26
<http://www.trikids.ca/>

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Calgary's Summer Festival Scene

Calgary's Summer Festival Scene rivals any other, with performers and artists embarking on our city each year to put on a great time. It wouldn't be summer without checking out at least a couple of the events, and the sites, sounds and culinary adventures they have to offer.

Calgary Folk Music Festival July 23rd-26th - Revel in one of the '7 musical wonders of the world' (Globe and Mail) at Prince's Island Park. 76 artists from 16 countries on 8 stages in concerts and magical collaborative sessions. This year's newcomers and mainstays include Jr. Gone Wild, Father John Misty, Esperanza Spalding, Buffy Sainte-Marie, Lucinda Williams and the Mavericks.

Afrikadey! 2015 World Music Festival Aug 5th – Aug 8th - A week-long celebration of the music, food, dance, theatre, film, literature and visual arts of Africa and her descendant cultures. These events take place at different venues all over the city with a final day of music on Prince's Island.

Marda Gras Street Festival Aug 9th - Thousands of locals embark on a decorated Marda Loop to experience the culture and cuisine of New Orleans in a free, outdoor festival. With a kid's zone, an entertainment stage with an eclectic line-up and local food vendors, this street party does not disappoint.

GlobalFest August 20th to 29th - Within GlobalFest is the OneWorld Festival, the Firework's Festival, the Night Market and hundreds of thousands of people of different cultures coming together to celebrate the cultural diversity within Calgary's communities. Cultural pavilions and countries present pyromusicals nightly in Elliston Park.

Carifest Aug 22nd - Calgary's Carifest is a celebration of Caribbean culture. Immerse yourself in the culture by attending events such as gospel concerts, movie nights, cultural showcases, and parades. Plus the Sunshine Fest, which kicks off Carifest with music, food, and entertainment at Shaw Millennium Park.



Image Source - <http://www.calgaryfolkfest.com/media/photos/>

Cost of Buying a Home, Plan your Budget



There are many costs associated with buying your first home or your dream home. There are upfront costs and ongoing costs that you need to consider when planning your buying budget.

Upfront costs may include: Down Payment – This needs to be ready at time of purchase and its source to be verifiable by the bank. Initial and Additional Deposits - This is part of your down payment and has to be accessible when you're placing an offer on a property. Home Inspection - Costs of a home inspection runs from \$350 to \$550 on average, but it can go up to \$1500 for larger homes, acreages, and specialty houses. Condominium document reviews - When buying a condo, having an independent professional to review your documents is really important. Costs vary from \$350 to \$550. Appraisal fees - This cost may be paid by the lender or bank, but in some cases you have to pay the cost again. Costs are between \$250 and \$550 and up for specialty homes. Mortgage Insurance fees - CMHC & Genworth fees are for mortgages with downpayments less 20%. This fee is added to your mortgage. Your broker will advise you the amount.

Legal fees and disbursement - Legal fees vary from \$1,200 to \$1,500 and more. Fees are based on the price of the home and the size of your mortgage.

Moving Costs - This is a hard one to estimate. It can range from a few hundred dollars by just renting a U-Haul to a few thousands by hiring professional movers.

Ongoing costs may include: Your Mortgage Payments - This can be in monthly, bi-weekly or weekly terms. The more frequent your payment is, the faster you are paying off your mortgage. Home insurance - Home insurance is based on the size of the house and several other factors. Other regular fees include Property Taxes, Condo Fees, Utilities, Repairs and Maintenance.

Photo Feature: Cool Hut Tubs



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