

# CALGARY

## REAL ESTATE REPORT

August  
2015

Aug  
2015



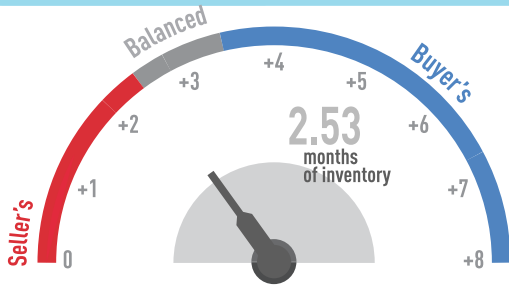
Dear Friends,

Summer holidays are quickly coming to a close, and before we know it September will be here along with school, shorter days and falling leaves. If you want to fit in some fun in the last weeks of summer, check out our ideas for swimming holes in and around town. We've also included a great resource of important numbers to have on hand, especially if you are moving. If you are moving, or are thinking about it, have a look at the latest local market trends below along with some curb appeal inspiration in our photo gallery of front doors.

If you, your friends or family are looking to buy or sell real estate please keep me in mind. Your referral is the best compliment I can receive.

## Calgary MARKET REPORT

### Market Status



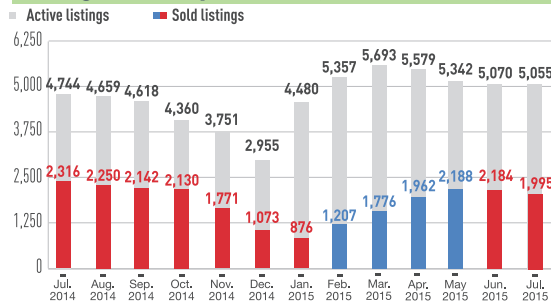
July 2015 = 40 average Days On Market

July 2014 = 33 compared to LAST YEAR, homes are selling -17.5% slower

June 2015 = 40 compared to LAST MONTH, homes are selling +0.0% faster

### Inventory

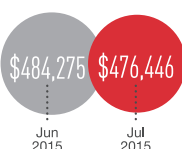
#### Listing inventory & SOLD (13 months history)



### Average Prices

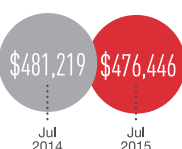
#### City of Calgary average SOLD price

Month to Month



Compared to LAST MONTH, homes are selling for **-1.6%** less

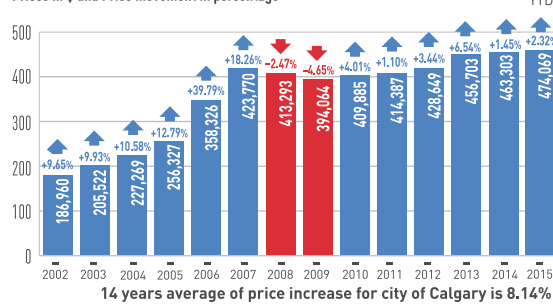
Year to Year



Compared to LAST YEAR, homes are selling for **-1.0%** less

#### Years - Residential Average Price

Prices in \$ and Price movement in percentage



### Transactions Data

#### How much buyers negotiated off asking price

Month to Month



Sellers kept from asking  
97.63% Jun 2015  
97.60% Jul 2015

Year to Year



Sellers kept from asking  
98.14% Jul 2014  
97.60% Jul 2015

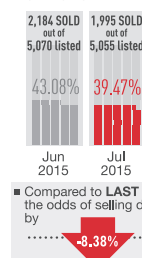


### Transactions Data

#### Odds of selling

(Percentage of Homes Sold VS Listings)

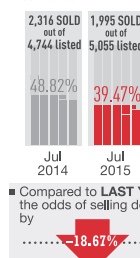
Month to Month



Compared to LAST MONTH, the odds of selling decreased by **-8.38%**



Year to Year



Compared to LAST YEAR, the odds of selling decreased by **-18.67%**



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Real Estate (Central)

### Upcoming Events & Festivals

#### The Lion King, the Musical

- from Tuesday Aug 11th

- to Sunday Sep 6th

www.calgary.broadway.com

#### Taste of Calgary

- from Thursday Aug 13th

- to Sunday Aug 16th

www.tasteofcalgary.com

#### Opera in the Village

- from Thursday Aug 13th

- to Saturday, Aug 22nd

www.calgaryopera.com

#### Globalfest

- from Thursday Aug 20th

- to Saturday, Aug 29th

www.globalfest.ca

#### BBQ on the Bow

- from Saturday, Sept 5th

- to Sunday, Sept 6th

www.bbqonthebow.com



**Moving Contact Numbers -** If you have are moving or have ever moved, you know there are several calls to make in order to coordinate your change of address and services. We've put together a list you can use as a quick reference for moving, or any other reason:

**UTILITIES:**

ATCO GAS 403-245-7888 [www.atcogas.com](http://www.atcogas.com)  
 DIRECT ENERGY 1- 866-420-3174 [www.directenergy.com](http://www.directenergy.com)  
 EPCOR 403-310-4300 <http://www.epcor.ca>  
 ENMAX 403-310-2010 [www.enmax.com](http://www.enmax.com)

**PHONE AND CABLE:**

TELUS 403-310-2255 [www.telus.net](http://www.telus.net)  
 SHAW CABLE & INTERNET 403-716-0000 [www.shaw.ca](http://www.shaw.ca)  
 BELL 403-310-BELL (2355) [www.bell.ca](http://www.bell.ca)  
 ROGERS 1-877-343-5745 [www.rogers.com](http://www.rogers.com)

**MUNICIPAL:**

CALGARY TIPPS (Property Tax) 311 or 403-268-CITY [www.calgary.ca](http://www.calgary.ca)  
 PUBLIC SCHOOL BOARD 403-817-4000 [www.cbe.ab.ca](http://www.cbe.ab.ca)  
 CATHILOC SCHOOL BOARD 403-500-2000 [www.cssd.ab.ca](http://www.cssd.ab.ca)  
 ROCKYVIEW SCHOOL DISTRICT 403-945-4000 [www.rockyview.ca](http://www.rockyview.ca)

**PROVINCIAL AND FEDERAL:**

CANADA POST 1-800-267-1177 [www.canadapost.ca](http://www.canadapost.ca)  
 CANADA REVENUE AGENCY 1-800-959-8281 CRA website  
 ALBERTA HEALTH CARE 403-310-000 then dial 780-427-1432 [www.health.alberta.ca](http://www.health.alberta.ca)

**OTHER CALLS TO MAKE:**

- Contact your lawyer to schedule an appointment for signing the closing documents.
- Contact your bank to ensure your mortgage documents are in order for closing day.
- Contact your insurance company to ensure your house insurance documents are in order for closing day

## Elegant and Eye-Catching Front Doors



## Where to Take a Dip this Summer



**The Rivers**

– Our beloved Bow and Elbow Rivers may be more known for world class fishing than as wading destinations, but these bountiful bodies of water can be enjoyed as such. Rafting the rivers has become a popular source of enjoyment, but some of the shallower, tranquil areas are great swimming holes in the summer months. Check out the bend in the Elbow at Stanley Park or Sandy Beach, or the Bow under the bridge at Edworthy Park as great spots for a dip.

**Public Pools**

– [www.calgaryoutdoorpools.ca](http://www.calgaryoutdoorpools.ca)  
 Public pools have become fewer & harder to find in recent years, but with Calgary's short swimming season, are we really surprised? Seven locations still survive where you can always find the smell of chlorine, screaming school age kids and a freezie from the concession.

**Sikome Lake**

– [www.albertaparks.ca](http://www.albertaparks.ca)  
 There are now a handful of Lake communities in Calgary where fortunate residents can enjoy the amenities just steps from their back door. However the rest of us can still flock to Sikome Lake, Calgary's official swimming hole. It may be man – made, but it has sand, water, surrounding nature and it's free.

**Wading Pools & Splash Parks**

– [www.calgary.ca](http://www.calgary.ca)  
 For those looking to cool off with the little ones without the stresses of a deep end, there are a growing number of safe & fun locations around town. Riley Park is one of the oldest and most scenic, but newer locations like Prairie Winds have a lot to offer too.

