

CALGARY

REAL ESTATE REPORT

October
2015

October

2015

Dear Friends,

October is one of the most vibrant, breathtaking and festive months in Alberta. The color of the leaves, the way the air feels and the sun shines in the afternoon, and the hustle and bustle of harvest, Thanksgiving and Halloween.

While you enjoy these last weeks before winter sets in, try to take in as many local festivities you can – we've listed a few below – but don't forget to get your home prepared for the coming months. We've provided a checklist of the little things you can do now to save time and money later. There's also a summary of how the local housing market has fared this past year – something to keep in mind as we close in on the end of 2015 and the surge of activity before the holidays.

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.



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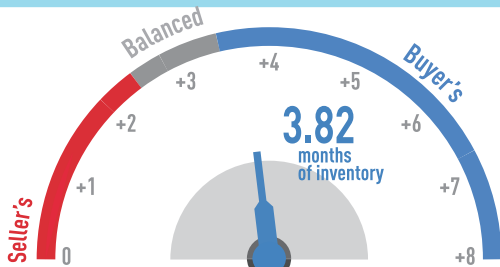
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Real Estate
(Central)

Calgary MARKET REPORT

Market Status



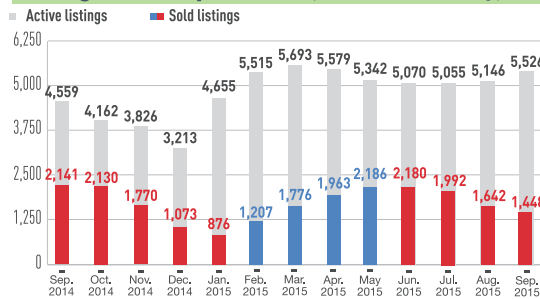
Sep 2015 = 40 average Days On Market

Sep 2014 = 36 compared to LAST YEAR, homes are selling -10.0% slower

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

Inventory

Listing inventory & SOLD (13 months history)

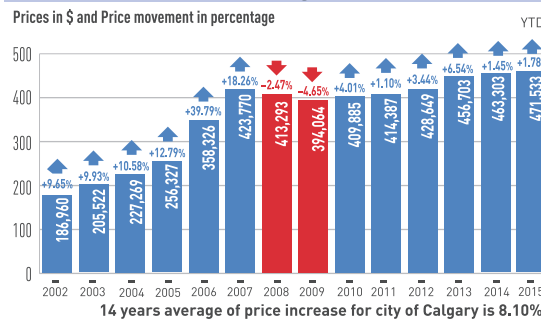


Average Prices

City of Calgary average SOLD price

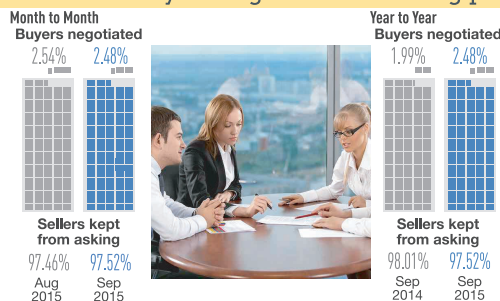


Years - Residential Average Price



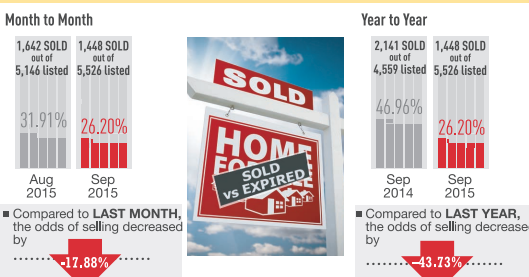
Transactions Data

How much buyers negotiated off asking price



Transactions Data

Odds of selling (Percentage of Homes Sold VS Listings)



Upcoming Events & Festivals

- Illuminasia, Lantern & Garden Festival
- Thursday, Sept 17 - Sunday, Nov 1
www.illuminasiacalgaryzoo.com

- Screamefest
- October 2, 3, 9, 10, 16, 17, 23, 24, 25, 29, 30, and 31st
www.screamefest.ca

- YYComedy Festival
- Monday, Oct 12 - Saturday, Oct 17
www.yycomedy.ca

- Royal West
- Thursday, Oct 22 - Saturday, Oct 31
www.royalwest.org

- Rocky Mountain Dancesport Grand Prix
- Friday, Oct 23 - Sunday Oct 25
www.dancesportgrandprix.com

- Banff Mountain Film & Book Fest
- Saturday, Oct 31 - Sunday, Nov 8
www.banffcentre.ca

Essential Winterizing Checklist



The Highs and Lows of Homes Sold in 2015



Attic Insulation –12-15 inches minimum of even insulation is needed to keep heat in the house and money in your pocket. Have your R-value checked by a professional if needed.

Change Air Filter – For healthy, indoor air, change your air filter once a month in the winter months. Your furnace has to work twice as hard with an air-borne allergen clogged filter.

Vacuum Vents – Take off the covers and hoses to your dryer, bathroom and stove vents and suction out lint and debris. This will increase efficiency and decrease fire hazards.

Furnace Cleaning – Have furnace inspected and cleaned once a year – before winter. A dirty furnace is less efficient. Call ATCO Gas to inspect your appliances. Free of charge.

Clean Gutters and Downspouts – Use a ladder, gloves and a garbage bag to remove debris from the past year. Run water from a hose through the downspouts to ensure they are unclogged.

Install Gutter Guards – To minimize the amount of debris accumulated, gutter guards are a good idea but you'll still need to check for clogs once a year in the fall.

Seal Foundation – Cracks and holes in foundation are inevitable and can lead to significant damage if not treated. Repair and seal holes with a quality caulking material.

Inspect Roof Shingles – Not just the shingles but metal flashing at all the roof joints to look for signs of leaking, rotting or damage. It protects everything in the home – don't overlook it.

Check Shut off Valves – An important line of defense and if not cared for, they can deteriorate. Wipe valves clean, and open and close. This deters corrosion and ensures they work.

Drain Outside Faucets – Water pipes can freeze, swell and burst in the winter months, causing significant damage. Turn the external shut valve off and open the faucet until the drip stops.

Replace Batteries in Detectors – October is Fire Awareness Month so use it as a reminder to replace batteries in smoke detectors, carbon monoxide alarms and other safety instruments.

Our local housing market is diverse and constantly evolving.

These figures for the lowest and highest price paid for homes so far in 2015 give you a sense of the wide range of possibilities in the city.

- Apartment Condos -

Least expensive - \$88,000
 - Size: 282 sq. ft. in Applewood
Most Expensive - \$3,769,500
 - Size: 2,960 sq. ft. in Mission

- Townhouses -

Least expensive - \$135,000
 - Size: 1,238 sq. ft. in Penbrooke
Most Expensive - \$1,850,000
 - Size: 3,200 sq. ft. in Lower Mount Royal

- Single Family Homes -

Least expensive - \$177,500
 - Size: 340 sq. ft. in Ogden Millican
Most Expensive - \$5,895,000
 - Size: 4,086 sq. ft. in Britannia

Data above are based on MLS Sales in Year 2015.



Crazy Creative Pumpkin Decorating Ideas



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