

CALGARY

REAL ESTATE REPORT

January

2016

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Dear Friends,

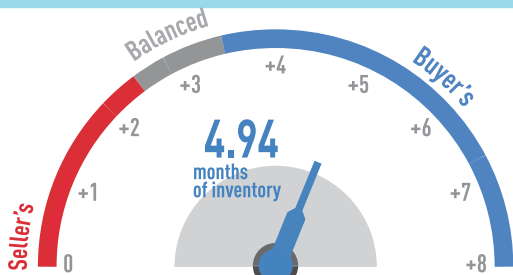
2015 was a year of change and transition – locally, provincially, nationally and around the world. With every new year comes a chance for new beginnings, resolutions and opportunity. If you are thinking about starting a new home-based business, we have a list of resources for you to help set you up for success.

If one of your resolutions is to spend more time with family and get more exercise, a backyard rink would be a great way to do both. We have also provide an infographic that depicts the local real estate market over the past few years to give you a sense of where we are at today. We wish you a happy, healthy and prosperous 2016.

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



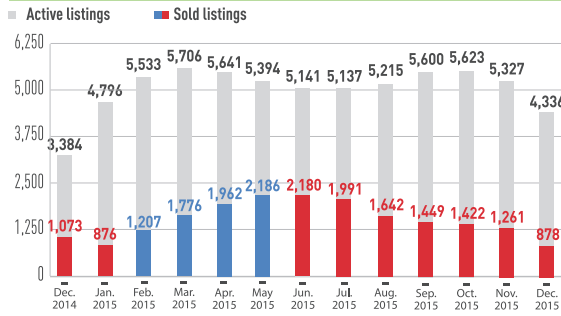
Dec 2015 = 49 average Days On Market

Dec 2014 = 43 compared to LAST YEAR, homes are selling -12.2% slower

Nov 2015 = 45 compared to LAST MONTH, homes are selling -8.2% slower

Inventory

Listing inventory & SOLD (13 months history)

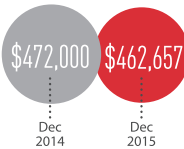
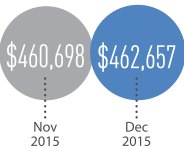


Average Prices

City of Calgary average SOLD price

Month to Month

Year to Year

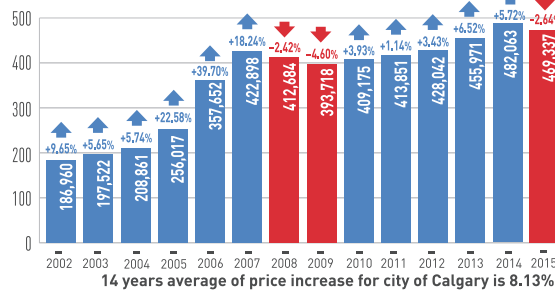


Compared to LAST MONTH, homes are selling for **+0.43%** more

Compared to LAST YEAR, homes are selling for **-2.0%** less

Years - Residential Average Price

Prices in \$ and Price movement in percentage



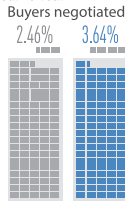
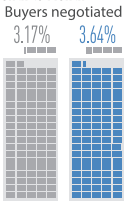
14 years average of price increase for city of Calgary is 8.13%

Transactions Data

How much buyers negotiated off asking price

Month to Month

Year to Year



Sellers kept from asking
96.83% (Nov 2015) to 96.36% (Dec 2015)

Sellers kept from asking
97.54% (Dec 2014) to 96.36% (Dec 2015)



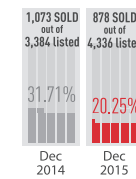
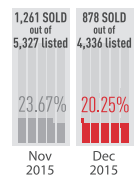
Transactions Data

Odds of selling

(Percentage of Homes Sold VS Listings)

Month to Month

Year to Year



Compared to LAST MONTH, the odds of selling decreased by **-14.46%**

Compared to LAST YEAR, the odds of selling decreased by **-35.82%**



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Real Estate (Central)

Events & Attractions

- High Performance Rodeo
– Thursday, January 7 – Sunday, January 31
www.hprodeo.ca
- The Motorcycle Show Calgary
– Wednesday, January 8 – Sunday, January 10
www.calgarymotorcycleshow.ca
- Water Polo Canada - NCL 16U Boy's & Girl's
– Friday, January 15 – Sunday, January 17
www.waterpolo.ca
- Home Expo 2016
– Friday, January 15 – Sunday, January 17
www.homexpo.ca
- The Wedding Fair
– Sunday, January 17
www.theweddingfair.ca
- Chestermere Winterfest
– Saturday, January 23
www.chestermere.ca
- Calgary RV Expo and Sale
– Thursday, January 28 – Sunday, January 31
www.rvda-alberta.org



Forget that long commute and the structured 9-5 work day. Make it a thing of the past by starting up your own home-based business, where you can work at home and be your own boss. More and more people are leaving the office setting behind for the comfort of their own home.

Two types of home occupations are allowed in Calgary. The first type is a Class 1 Home Occupation which has no effect on the surrounding neighbourhood. This type is allowed in all residential neighbourhoods.

Some Class 1 Restrictions:

- You must live in the home associated with the home occupation.
- The business cannot be visible from the outside.
- There can be no employee or business partners working at the home who do not live at the home.
- There can be no more than 3 visits per week by clients, staff, and/or couriers to the home associated with the business.

A Home Occupation - Class 2 allows more flexibility, including the potential of impacting the neighbours; therefore, a Development Permit is required. Some examples of home-based businesses that may fit under the Home Occupation - Class 2 rules are hairdressers, music teachers and a consultant's office (more than three visits per week).

Some Class 2 Requirements:

- The business can use up to 20% of the floor area of the home or 30 square metres, whichever is less.
- The garage may be used for the business, provided it can still be used to park a vehicle.
- There can be one employee or business partner working at the home who does not live at the home.
- Must not generate more than five (5) business associated vehicle visits to the parcel on any one day, to a maximum of 15 business associated vehicle visits per week.

A Backyard Ice Rink



Nothing is more Canadian than passing the time of a long, cold winter on a backyard ice rink. Sadly, there is a perception homemade rinks are difficult to make and even harder to maintain. Now with an array of products and how to videos available online, now it can be a simple project well worth a little effort for a ton of fun.

Before you begin, you'll need to consider a few things:

How big of a rink do you want and where will you put it?

The bigger the rink, the more the materials and costs. Take measurements of your backyard and outline the shape and size you want. Check your slope and know for sure where your water line will be when you fill. This is the single most important step to building a rink. Even the slightest slope can lead to complications down the road.

Will you use a plastic liner?

You can flood your rink without a liner and you will get good ice with just a little more work. However, placing a plastic liner saves you a lot of time initially and later in maintenance. The liner holds the water so you can flood your rink as soon as the temperature permits with or without snow. A white liner is important as a dark colored one will absorb more sunlight/heat and melt the ice quicker.

Will you put up rink boards?

You can make a great outdoor ice rink surface without rink boards, but having boards makes it much more fun and it saves lots of time hunting for pucks that get lost in a snow perimeter. Rink boards also make flooding your rink easier with a wall to contain the water. Brackets and boards can be purchased from a backyard rink company or improvised from your local hardware store.

Sources of electricity and water?

Without lighting, the amount of rink use on short winter days is drastically reduced. Hang a string of Christmas lights or a couple of flood lights and extension cords. Make sure a water source is close by to fill the rink with water and maintain it through the season. Remember to drain the outdoor tap and bring the hose indoors after each use to prevent them from freezing.

Winter's Snow and Ice Creative Ideas

