

May
2016

CALGARY

REAL ESTATE REPORT

May
2016

Dear Friends,

Mother's Day is just around the corner, so we've offered a few thoughtful gift ideas that are intended not just to bring some joy to your mom's heart but also her home.

The Spring market is upon us, and many buyers are out house hunting for that perfect home. Often location can be sacrificed for the right house, so we offer some important reminders not to overlook when considering location.

The real estate market has seen some ups and downs the past few months, but have a look at our latest reports to see how it's faring lately.

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



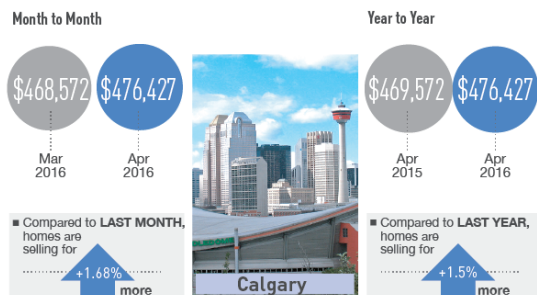
Apr 2016 = 46 average Days On Market

Apr 2015 = 40, compared to LAST YEAR, homes are selling -13% slower

Mar 2016 = 43, compared to LAST MONTH, homes are selling -6.5 slower

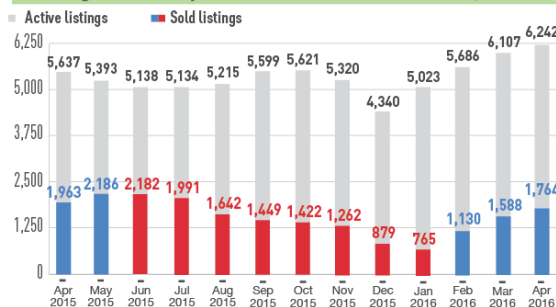
Average Prices

City of Calgary average SOLD price



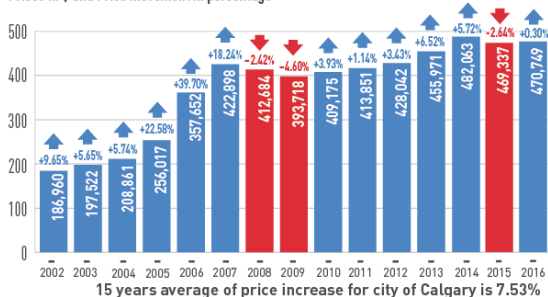
Inventory

Listing inventory & SOLD (13 months history)



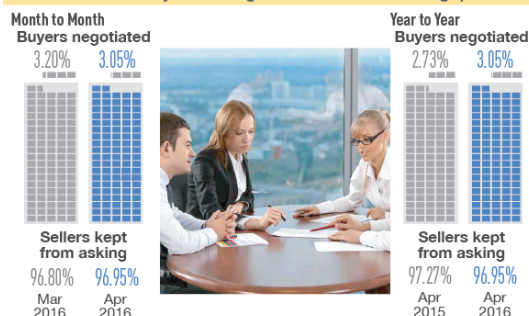
Years - Residential Average Price

Prices in \$ and Price movement in percentage



Transactions Data

How much buyers negotiated off asking price



Transactions Data

Odds of selling (Percentage of Homes Sold VS Listings)



Penley
McNaughton
Team



Team Penley McNaughton

Ph: 403-283-7113

Email: doug@creb.com

Web: www.penleymcnaughton.com



Real Estate
(Central)

Events & Attractions

- Mother's Day Brunch -
Gasoline Alley Museum

- Sunday, May 8

www.heritagepark.ca

- CALGARY BIKE SWAP -

CITY CENTRE PARKADE - 340 10 AVE SW

- Friday, May 7

www.albertabikeswap.ca

- TEDxCalgary (r)Evolutions -

Cumming School of Medicine - U of C

- Friday, May 7

www.tedxcalgary.ca

- Calgary Reads Big Book Sale -

Calgary Curling Club - 720 3 St. N.W.

- Friday, May 13 - Sunday, May 15

www.calgaryreads.com

- World Fair Trade Day - The Core

324 8 Ave. S.W.

- Saturday, May 14

www.eventbrite.ca/e/world-fair-trade-day-at-the-core-tickets-24944103485

- Let's Talk About...Neighbourhoods

- Glenbow Museum - 130 9 Ave. S.E.

- Wed, May 18 - Wed, Jun 1

www.dtalks.org

Things to look at when choosing which area of the city to live in



Making a choice to move in the first place can be a tough decision. It can be an even tougher decision trying to decide which part of the city you should move to. Here are some things that you should consider before you make your final choice.

Job or Work Opportunities - Outside of the home, people usually spend most of their time at work. The shorter and the less traffic dense the commute to work is, the better! Consider not your current job, but job opportunities that may arise in the future as well. If you know that you will most likely spend the next 5-10 years commuting to the downtown area, pick a community that allows you to do so easily.

Metro, Transportation and Major Roads - On a similar note, you want to be able to get to wherever it is that you go frequently. Being close to major roads, bus routes and the C-Train will save you both time and money when you make trips to airport, stadium, your church or the place you volunteer. Keep in mind that although you want to be close, you don't want to be so close that you can hear traffic from a major highway while lying in your bed at night. It may also be a wise decision to avoid railway tracks if you are a light sleeper.

Grocery and Shopping - Being only a few minutes away from grocery stores and shopping is superb! It makes pit stops, last minute to-dos, and weekly grocery trips a lot easier to handle.

Schools - If you have kids or are planning to have kids, you always need to consider schools. You can find out about the designated public schools for an area by using the Find A School Tool on the Calgary School Board site. Simply enter your potential future address or name of the area you are considering, select the grade levels you are interested in, and you will get a list with the contact information for every school. Visiting the site will also give you important information about transportation, new school plans, academics and how to get involved as a parent! Here's the link: <http://www.cbe.ab.ca/schools/find-a-school/Pages/default.aspx>

Friends and Family - When you want to have fun and let loose, are your friends and family nearby or will it take some serious planning to schedule some family time in?

Recreational activities and Outdoor Amenities - Are there walking trails, parks, playgrounds or recreational centres nearby? These are especially important if you are an active family or you have kids.

Affordability - Owning a house doesn't just mean paying your mortgage, you also need to factor in any property taxes, homeowners association, and condo fees that may apply. You can get an estimate of property taxes by creating a myID account and accessing the Assessment Search on the City of Calgary's website, which is found here: <https://assessmentsearch.calgary.ca>

Crime Rates - Everyone wants a safe neighbourhood to live in, but unfortunately not all of them are equally safe. You can look at all the recent crimes that have occurred in a neighbourhood online via the Calgary Police Service website. Here is the link: <http://crimemap.calgarypolice.ca/content/DisclaimerPage.aspx>

Wherever it is that you move to, we wish you a happy hunting experience. If you ever need help along the way, we're always here to help.

Home decor for Mother's Day gifts



Mother's Day is just around the corner and home decor that helps spruce up a home make for a great gift. Here are some ideas:

Flowers or chocolates - These are, and will always be great gifts, but you can take it one step further by adding a permanent keepsake to the package.

Instead of just flowers, buy a vase too. Instead of just chocolates, buy a basket or tray to display them in, forever. This way, after the flowers have wilted, and the chocolates have been eaten she'll still have something that she can use again and be able to keep

Candles, candleholders, lamps or new shades

Take a peek inside your mother's house and check to see if there are any rooms that could use more light. All of these can help brighten up a home's interior space.

Frames, art and mirrors - These will fill out any empty or awkward spaces while adding a touch of beauty to any room.

If your mom has the indoor space all taken care of, help your mom relax outside with the birds and the blooms. Here are some outdoor gifts to consider that will help her do just that. Remember when choosing plants that "Annuals" are plants that need to be planted every year, and "Perennials" will grow again next year.

-Wind Chimes

-Planters

-Patio furniture

-Bird feeders

Whatever it is you choose, your mom is sure to appreciate the thought! We hope for a happy Mothers Day for everyone!

Garden Faucets Ideas



This report was created by AgentCampaign.com YoungM Media Inc. using EREB Edmonton Real Estate Board data.

Information herein deemed reliable but not guaranteed.

©2015 by AgentCampaign.com YoungM Media Inc. All rights are reserved. Only Clients of Agent Campaign have the right to view, copy and distribute for the commercial purpose.