



CALGARY

REAL ESTATE REPORT



Dear Friends,

It's time to saddle up and do away with that pesky to-do list so you can take some time to partake in this year's Stampede festivities.

This year looks jam-packed with amazing events featuring pancakes, dogs, your favorite bands and even acrobatics! We list the what-not-to-miss events that start on July 8th.

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.



Team Penley McNaughton

Ph: 403-283-7113

Email: doug@creb.com

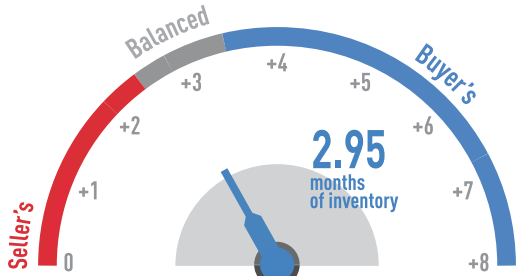
Web: www.penleymcnaughton.com



Real Estate (Central)

CALGARY MARKET REPORT

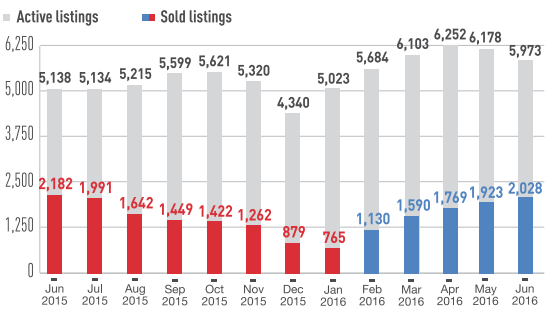
Market Status



Jun 2016 = 46 average Days On Market
 Jun 2015 = 40, compared to LAST YEAR, homes are selling -13.0% slower
 May 2016 = 42, compared to LAST MONTH, homes are selling -8.7% slower

Inventory

Listing inventory & SOLD (13 months history)

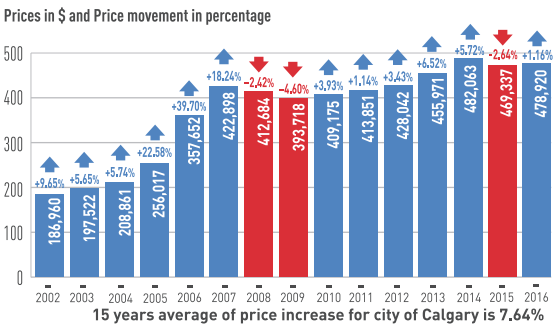


Average Prices

City of Calgary average SOLD price

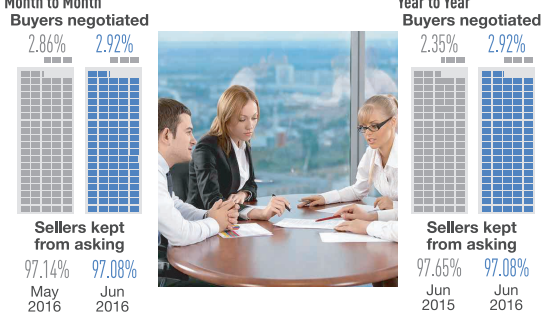


Years - Residential Average Price



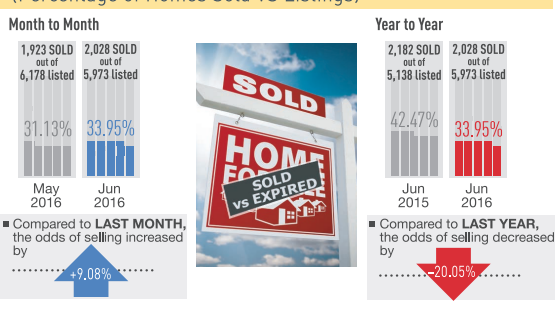
Transactions Data

How much buyers negotiated off asking price



Transactions Data

Odds of selling (Percentage of Homes Sold VS Listings)



Real Estate News Feed

Calgary real estate prices not as precarious as Vancouver, Toronto: market analysts - Global News - <http://global-news.ca/news/2752704/>

Foreign buyers driving Calgary's luxury real estate market - The Globe & Mail - <http://www.theglobeandmail.com/real-estate/calgary-and-edmonton/>

Calgary real estate market slowdown continues, with sales down 12% - Calgary Herald - <http://calgaryherald.com/business/real-estate/>

Inventory levels rising in Calgary's pre-owned home market - Calgary Sun - <http://www.calgarysun.com/2016/06/03>

Rising inventory behind a projected pullback for multi-family starts - Calgary Herald - <http://calgaryherald.com/life/homes/condos/>

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Upcoming Events & Festivals



Image Source - <https://www.facebook.com/calgarystampede/>

Pancake Breakfast:

Start your fun everyday with a free pancake breakfast from 9-11 A.M. Served in up to two different locations around the city, make sure you check out the schedule here: <http://caravan.calgarystampede.com/schedule/>

Stampede Parade:

Don't miss the giant parade of floats, performers, mascots and animals on opening day! Check out the parade details here: <http://www.calgarystampede.com/stampede/attractions/parade>

The Canine Stars:

Watch cute 4-legged furry friends do air stunts, high jumps, dives and more daily on the Stampede Midway.

Shows run daily every 1.5-2 hours and you can see a more detailed schedule here:

<http://www.calgarystampede.com/stampede/shows/canine-stars>

Acrobatics:

All the way from China, Peking Acrobatics is not a show you want to miss. Shows are daily from 1 PM - 8 PM in the International Pavillion:

<http://www.calgarystampede.com/stampede/shows/peking-acrobats>

Entertainment:

Watch an impressive lineup of musical acts daily throughout the Stampede grounds! The lineup includes shows from Lady Antebellum, Zac Brown Band, Jeff Dunham and Simple Plan. Check out all of the different stage lineups here:

<http://www.calgarystampede.com/stampede/music>

Chucks and Grandstand:

A chuckwagon derby race followed by a show full of dancing, singing and fireworks is the best way to end off your night! The Derby starts at 7:45 P.M nightly with the Transalta Grandstand show following on its heels. More details can be found here:

<http://www.calgarystampede.com/stampede/shows/evening>

Rodeo:

Barrel racing, roping, wrestling and bull riding competitions are sure to make you sit on the edge of your seat. Everyday in the Grandstand, you can watch the best of the best compete for money from a pool of \$2 million dollars. Learn more here:

<http://www.calgarystampede.com/stampede/rodeo>

Backyard Playsets



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