

November
2016

CALGARY

REAL ESTATE REPORT

November
2016



Dear Friends,

It's amazing how the year is almost ending and the holiday season is just a month away. These days we are kept busy with our winter and early holiday preparation. The real estate market is also experiencing a lot of movement and changes with the government's announcement of the new mortgage rules last October 3rd. We recommend you read our article below on these recent changes in order to know what's happening in the market today.

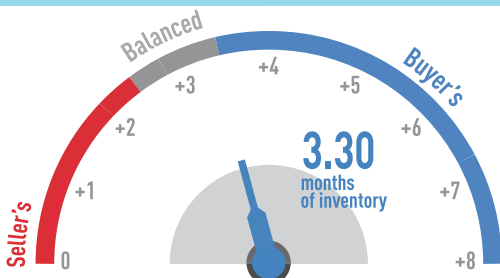
Don't forget the Remembrance Day on November 11th.

We know how our beloved pets are part of the family so we want to integrate them into our homes. Check out our photo feature on creative pet friendly furniture ideas that you and your pets would both enjoy.

The highest compliment you can give me is to recommend me to your friends and relatives who might be needing some real estate help. I appreciate your referrals!

CALGARY MARKET REPORT

Market Status



Oct 2016 = 46 average Days On Market

Oct 2015 = 41, compared to LAST YEAR, homes are selling -10.18% slower

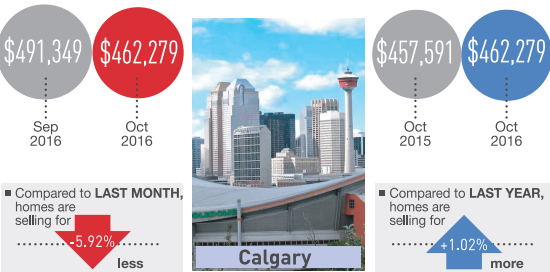
Sep 2016 = 46, compared to LAST MONTH, homes are selling +0% faster

Average Prices

City of Calgary average SOLD price

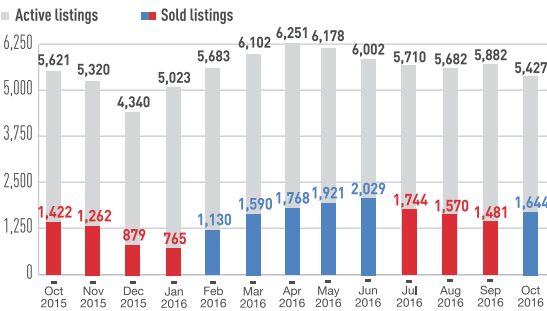
Month to Month

Year to Year



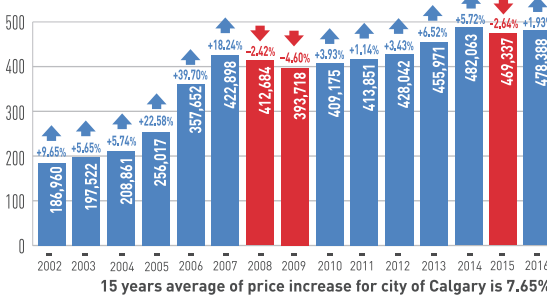
Inventory

Listing inventory & SOLD (13 months history)



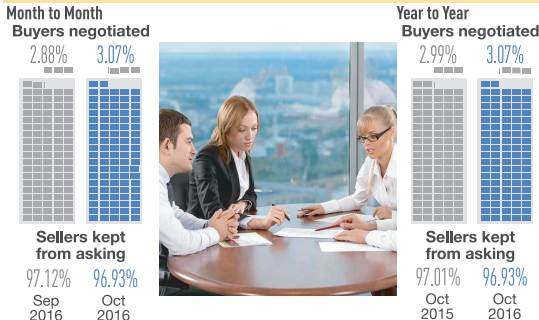
Years - Residential Average Price

Prices in \$ and Price movement in percentage



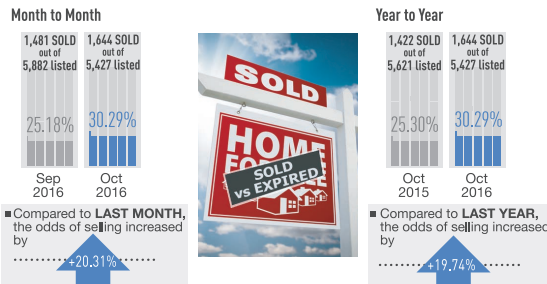
Transactions Data

How much buyers negotiated off asking price



Transactions Data

Odds of selling (Percentage of Homes Sold VS Listings)



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Real Estate (Central)

Events & Festivals

Holidays: Remembrance Day - Nov 11

- Calgary European Film Festival - Nov 9 - Nov 13, 2016

www.calgaryeuropeanfilmfestival.ca

- PROSTAIID Calgary's Italian Wine Festival

- Nov 16, 2016

<https://www.canadahelps.org/en/charities>

- Disney on Ice Presents: Worlds of Enchantment

- Nov 16 - Nov 20, 2016

www.disneyonice.com

- Calgary Expo Holiday Market

- Nov 19 - Nov 20, 2016

www.expholidaymarket.com

- Winterfest

- Nov 20, 2016

<http://www.calgary.ca/CSPS/Parks/Pages/Programs>

- Banff Craft Beer Festival

- Nov 25 - Nov 26, 2016

www.banfflakelouise.com

- Brix n Blox Construction Toy Expo

- Nov 26, 2016

www.brixnblox.ca

- ZOOLIGHTS at the Calgary Zoo

- Nov 25 - Jan 8, 2017

www.calgaryzoo.com/zoolightsycc

- Throwback to Summer Canning and Preserving Class

- Dec 8, 2016

www.avenuecalgary.com

THINGS YOU NEED TO KNOW ABOUT CANADA'S NEW MORTGAGE RULES

Last October 3, 2016, Minister of Finance Bill Morneau announced four major changes to Canada's housing rules. These changes mainly address concerns on foreign buyers and high debt of middle class families over housing affordability. Here are the said changes:

Change #1: Effective October 17, first-time buyers with mortgages insured by the Canada Mortgage and Housing Corporation will now undergo a more severe "stress test" to ensure buyers can still pay for the loan even if the interest rates go up in the future. This means many consumers may receive smaller loans.

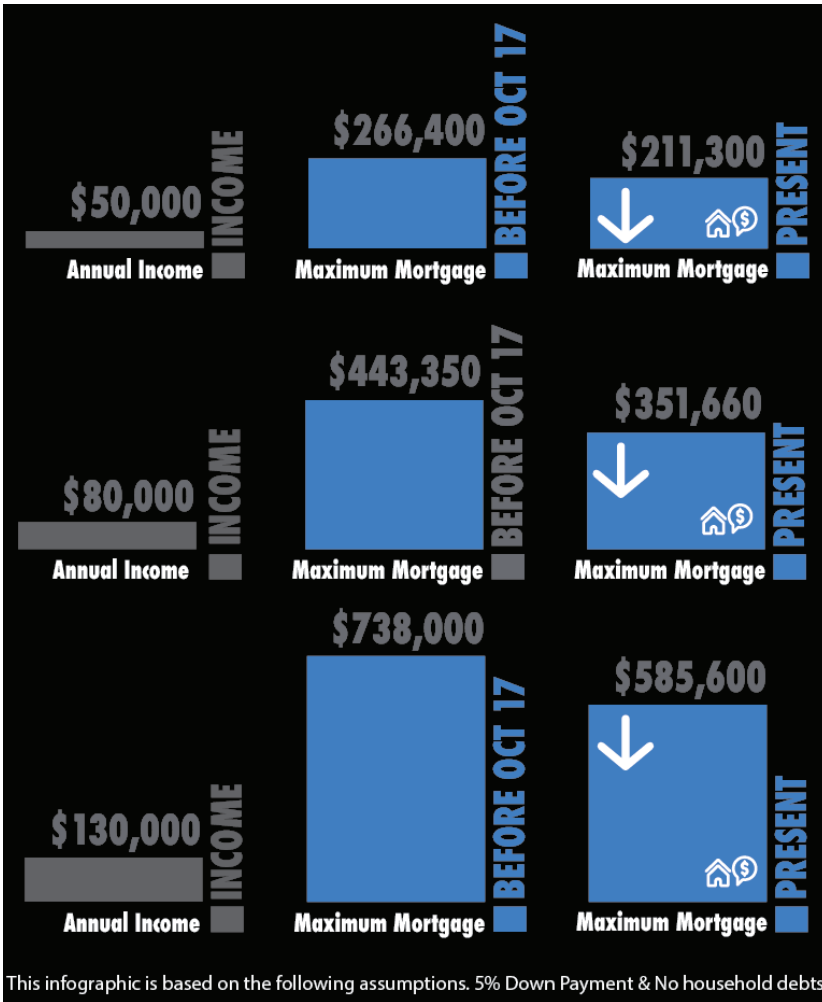
Change #2: Starting November 30, new restrictions will be imposed by the government on providing insurance for low-ratio mortgages. The new criteria will include, amortization period of 25 years or less, purchase price of less than \$ 1-million, the buyer's credit score is 600, and the property should be owner-occupied. This measure is targeted for the Vancouver and Toronto markets.

Change #3: New reporting rules for the primary residence capital gains exemption. For this tax year, although the capital gains tax is still waived, the sale of the primary residence must be reported at tax time to the Canada Revenue Agency. This measure is to prevent foreign buyers from flipping houses and falsely claiming the tax exemption.

Change #4: The government is launching a public consultation paper on a proposal for lenders, such as banks, to take additional risks in the event the insured mortgage go in default, which could mean higher mortgage rates for buyers.

Additional Resources:

- General Requirements to Qualify for Homeowner Mortgage Loan Insurance - www.cmhc-schl.gc.ca/en/co/moloin/moloin_003.cfm
- First-time Homebuyer - www.cmhc-schl.gc.ca/popup/ghs_fce/en/firstTime.html
- RBC Article- Canada's Housing Market - <http://www.rbc.com/economics/economic-reports/pdf/canadian-housing/New%20housing%20measures.pdf>



Real Estate News Feed

- Why more Chinese investors are buying Calgary real estate - Global News - www.globalnews.ca/news/2891141
- Calgary real estate market snaps 21-month streak of declines - Calgary Herald - www.calgaryherald.com/business/real-estate
- Housing starts in Calgary rebound in September - Calgary Herald - www.calgaryherald.com/business/real-estate
- Calgary home prices show stability after long decline: CREB - Calgary Metro - www.metronews.ca/news/calgary/2016/10/03
- Upswing in single-family resale marks flattening of market - Calgary Herald - www.calgaryherald.com/life/homes
- Calgary real estate market still soft - CREB - iNews - www.inews880.com/syn/98/150391
- Canada's mortgage clampdown promises economic pain now, gain later - Financial Post - www.business.financialpost.com/personal-finance
- New mortgage rules could hit Alberta hardest, expert says - CBC News - www.cbc.ca/news/canada/calgary

Creative Pet Friendly Furniture Ideas

