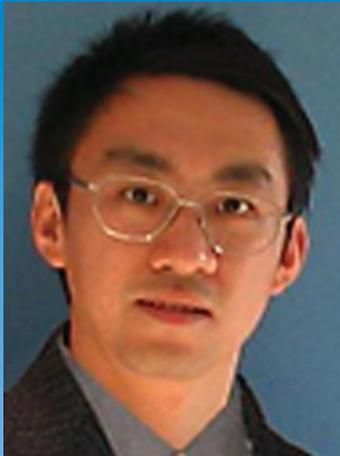




Preferred Client update

APR 2012

Working hard to keep you informed



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Call Now for a Free Market Evaluation

My goal is to meet all of your real estate needs. I look forward to hearing from you as I am happy to answer ANY questions you may have.

Inspiration of the Month

"Don't stretch yourself too much with a mortgage. Buy within your means.. it's not worth the sleepless nights."

- Sarah Beeny

LEADING REAL ESTATE COMPANIES OF THE WORLD®

LUXURY PORTFOLIO®
FINE PROPERTY COLLECTION

What's Happening in Calgary_(and area)...

Calgary, April 2, 2012 - City of Calgary residential sales continued to rise in March 2012, reaching 2,167 units, an increase of 12.6 percent over last March. "The rise in activity is related to the continued improvement of our economy and consumer confidence, as some concerns regarding the global economy have eased," says Ann-Marie Lurie, CREB® chief economist.

Active Listings as of April 2, 2012

	Count	Average Price	Ave. DOM
Single Family	5,565	\$552,250	68
Condominium	2,358	\$317,202	69
Combined Residential Active Listings	7,923		
Rural With Home	1,061	\$1,091,675	122
Rural Land	562	\$672,663	232
Total Rural	1,623		
Total MLS Active Listings	9,546		

Sales for March 2012

	Count	Average Price	Ave. DOM
Single Family	1,963	\$454,725	46
Condominium	672	\$284,084	52
Combined Residential Sales	2,635		
Rural With Home	76	\$821,302	91
Rural Land	18	\$382,041	202
Total Rural	94		
Total MLS Sales	2,729		

Your Nest is Empty – Now What?

Now that your children have moved out you may start to find the size of your home is becoming unmanageable. For many current homeowners, this starts the process of looking to downsize into either a condominium or townhouse style of housing with less square footage. Here are some tips on how to prepare for less space:

- 1 Write a list of all the items you love and can't live without;
- 2 Start thinning out your belongings at least three months before the move.
- 3 Get a feel for the size of your new rooms by comparing them to rooms of similar dimensions in your present home.
- 4 Heavily edit areas with items that don't have as much sentimental value.
- 5 Label three bins To Keep, To Sell and Charity
- 6 Use floor plans to prearrange your furniture before the move.
- 7 Once you get to the packing stage, use a colour-coded system to organize all of your boxes.

CIR REALTY TIPS

Pricing Your Property Correctly

When you decide to sell your property, you want to sell it for as much money as the market will allow. Pricing too high will keep your home from selling—a low price will keep you from receiving full value.

The right REALTOR® is the one who knows the market and can get you the best price possible—not the one who promises you the highest price just to get you to list with them!

* Not intended to solicit buyers or sellers currently under contract. If you do not wish to receive this publication, please contact the writer to be removed from the mail list. Thank you, CIR REALTY®

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