



# Preferred Client UPDATE

July · 2013

Working hard to keep you informed



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### Call Now for a *Free* Market Evaluation

*At CIR REALTY meeting all of your real estate needs is our goal. We look forward to hearing from you as we are happy to answer ANY questions you may have.*

### GRAND PRIZE CONTEST WINNER

**Tracy Bjorge**

*for the*

*Ultimate Family Vacation to Disneyland!*

Tracy and her family will be going on an ALL expense paid trip (4 nights/5 days) to Disneyland where they will stay in the Disneyland Resort, Paradise Pier, and dine on their all inclusive Disney meal plans. Airfare and park passes are included as well.

## What's Happening in Calgary<sub>(and area)</sub>...

**Calgary, July 3, 2013** - According to CREB (referencing metro Calgary stats only)... Sales activity in June exceeded growth expectations. City of Calgary monthly residential sales increased six percent over June 2012 figures, and nearly five percent higher than levels recorded in the first half of 2012.

### Active Listings as of July 2, 2013\*

	Count	Average Price	Ave. DOM
Single Family	5,263	\$623,351	67
Condominium	1,972	\$391,528	68
<b>Combined Residential Active Listings</b>	<b>7,235</b>		
Rural With Home	1,226	\$1,143,631	109
Rural Land	581	\$661,280	197
<b>Total Rural</b>	<b>1,807</b>		
<b>Total MLS Active Listings</b>	<b>9,042</b>		

### Sales for June 2013\*

	Count	Average Price	Ave. DOM
Single Family	2,153	\$495,864	40
Condominium	829	\$312,892	45
<b>Combined Residential Sales</b>	<b>2,982</b>		
Rural With Home	91	\$764,246	108
Rural Land	18	\$387,088	143
<b>Total Rural</b>	<b>109</b>		
<b>Total MLS Sales</b>	<b>3,091</b>		

\* All numbers gathered for the Listings and Sales stats are compiled from metro Calgary and rural southern Alberta areas

## Before You Build a Deck:

There are some serious rules and regulations about building **anything** (including a deck) on your property.

Did you know that before you build a deck you are required to submit two sets of plans, including a site plan and building plans (structural cross-section and plan view)? And that the plans must be complete, legible, drawn to scale, and must contain all details as outlined on the Building Permit Requirement Lists for decks?

Most Building Permit applications for a deck can be processed on a "same day" basis at the counter. After accepting your application and ensuring the information complies with The City of Calgary Land Use Bylaw 1P2007, the application will be forwarded to a Safety Codes Officer to ensure your application also complies with the Alberta Building Code.

For more information, visit The City of Calgary website and review the "deck Application Requirement" section.

CIR REALTY TIPS

### How Have the Floods Affected the Housing Market?

With the water receding and people now able to clean out their homes, many are wondering how the floods will affect the housing market in Calgary. According to creb® Chief Economist, Anne-Marie Lurie, we can expect a drop in listings in the short term. With fewer listings on the market, there is the potential to see prices continue to grow at the rates they were previous to the flood, but don't expect much change there. Based on what we saw in 2005 for house values in the flood-affected neighbourhoods, "it didn't necessarily have a significant impact in these communities," says Lurie, and we should expect about the same this time around.

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