



Preferred Client

UPDATE

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Working hard to keep you informed



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Inspiration of the Month

*"Life isn't about finding yourself.
Life is about creating yourself."*

- George Bernard Shaw

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

Calgary, June 2, 2014 - According to CREB (referencing metro Calgary stats only)...Residential sales in the city of Calgary totalled 2,948 units in May, a 16 per cent increase over the previous year. Sales last month were well above long-term trends and are the second highest May activity on record.

Active Listings as of June 2, 2014*

	Count	Average Price	Ave. DOM
Single Family	5,684	\$747,450	64
Condominium	2,143	\$430,125	55
Combined Residential Active Listings	7,827		
Rural With Home	169	\$592,053	168
Rural Land	569	\$946,844	178
Total Rural	738		
Total MLS Active Listings	8,565		

Sales for May 2014*

	Count	Average Price	Ave. DOM
Single Family	2,768	\$541,434	34
Condominium	1,060	\$330,506	35
Combined Residential Sales	3,828		
Rural With Home	5	\$304,800	206
Rural Land	34	\$575,360	143
Total Rural	39		
Total MLS Sales	3,867		

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

Average Calgarian Expects 47% Return on Investment for Their Property

The average Calgary homeowner is expecting a 47 percent return on investment on their property, according to a new poll released Tuesday by BMO.

The report said 33 percent of Calgary homeowners believe their property has doubled in value from the time of purchase. The poll, conducted by Pollara, said the average purchase price of a home for Calgarians was \$308,541 and \$260,642 for Albertans. The average expected sale price for Calgarians is \$452,769 and \$403,287 for Albertans. The average expected return

on investment is \$144,228 for Calgarians and \$142,645 for Albertans. The poll said 32 percent of Canadians believe their home is worth at least twice what they paid for it. According to the Calgary Real Estate Board, the average MLS sale price of all residential properties so far this year in the city is \$479,518, up from \$136,711 in 1994.

— Calgary Herald

CIR REALTY TIPS

Five Tips for Your Spring Yard Clean-up

- 1. Prune away dead and damaged branches.** Where tree or shrub branches have been damaged by cold, snow, and wind, prune back to live stems.
- 2. Cut back and divide perennials as needed.** Prune flowering perennials to a height of 4–5 inches and ornamental grasses to 2–3 inches to allow new growth to shoot up.
- 3. Clean Up Around Plants.** Rake out fallen leaves and dead foliage (which can smother plants and foster disease), pull up spent annuals, and toss in a wheelbarrow with other organic yard waste.
- 4. Compost Yard Waste.** Dump collected leaves, cuttings, spent foliage, and last season's mulch into your compost pile, or make a simple corral by joining sections of wire fence (available at home centers) into a 3-by-3-by-3-foot cube.
- 5. Prep Damaged Lawn Areas for Spring Seeding.** In colder climates grass starts growing in April, but early spring is a good time to test the soil's pH so that you can assemble the right amendments. Remove turf damaged by salt, plows, or disease to prepare for the seeding that should follow in a few weeks.

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

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