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Your Dedicated CIR REALTY Real Estate Representative

## HOME OWNER TIPS OF THE MONTH



### Green Cart composting program coming to Calgary in 2017

In mid-2017, green bins will be rolled out to single family homes across the city. All food and yard waste will be accepted in the green cart for year-round, weekly collection. The City of Calgary is building a large facility that will handle all the food and yard waste that comes in from the Green Cart composting program.

Residents in Abbeydale, Brentwood, Cougar Ridge and Southwood are currently taking part in a composting pilot where they can put their food and yard waste into a green cart for collection. The City picks up the green bins every week, and the contents are turned into high-quality compost.

In future, the compost facility may also take food and landscaping material from sources such as the commercial sector, apartments and condominiums, and other towns and cities. ■



## It's Tax Season—Numbers You Need to Know

Increases to income tax rates brought in by the new provincial government have come fully into effect in after being partially implemented in October of 2015.

Under the new brackets, the first \$125,000 of an individual's income will remain taxed at an unchanged rate of 10% — meaning about 93% of Alberta residents will be unaffected, according to the government. That being said, there will be increased marginal tax rates on dollars earned above that amount, with income between \$125,000 and \$150,000 taxed at a 12% rate, \$150,000 to \$200,000 at 13%, \$200,000 to \$300,000 at 14%, and income over \$300,000 at 15%.

The "tax on split income" now limits income-splitting techniques that seek to shift certain types of income from a higher-income individual to a lower-income minor. The tax on split income is now calculated using the highest tax rate (i.e. 11.25% for 2015 and 15% after 2015), instead of at a rate of 10%.

Alberta's general or manufacturing and processing (M&P) corporate tax rate has increased from 10% to 12%. ■

## Market Stats

APR 1, 2016 - ACCORDING TO CREB (referencing metro Calgary stats only)...

Unemployment impacting housing activity. **Housing prices trend down in March.** Home prices declined further in March as economic conditions weigh on Calgary's housing market. Calgary's benchmark price totalled \$442,800 in March, a 0.49% decline over February and 3.51% lower than levels recorded last year.

**ACTIVE LISTINGS** as of April 1, 2016\* // **SALES** for Mar 2016\*

	COUNT	AVERAGE PRICE	AVERAGE DOM
Single Family	<b>5403</b> // 1436	<b>\$637,906</b> // \$506,240	<b>60</b> // 46
Condominium	<b>3230</b> // 528	<b>\$399,921</b> // \$319,468	<b>66</b> // 53
Combined	<b>8633</b> // 1964		
Rural with Home	<b>533</b> // 53	<b>\$1,282,944</b> // \$795,084	<b>134</b> // 127
Rural Land	<b>539</b> // 30	<b>\$666,561</b> // \$365,116	<b>278</b> // 146
Total Rural	<b>1072</b> // 83		
<b>Total MLS</b>	<b>9705</b> // 2047		

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

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We look forward to hearing from you as we are happy to answer any questions you may have.