

# Megan Stuart

www.CalgaryHomeLocators.com

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Calgary Home Locators  
Making real estate goals a reality!

## Listing Showcase



2215 32 Ave SW Calgary, AB

C4187123

\$775,000

CONTEMPORARY LIVING only 1 BLOCK FROM MARDIA LOOP!  
This beautifully maintained 2 storey home defines OPEN CONCEPT LIVING. Natural light streams through massive windows & skylights, 10' ceilings, a sky-walk and open stairwells. Move to a life where you can walk to the store or to schools, drive 5 min to downtown, yet still have every modern convenience!

## 2018 Q2 Update

### About Megan

With over 20 years of sales experience, as well as having personally bought, sold, built and renovated numerous properties, Megan has successfully turned her passion for real estate into a vibrant career. To have the opportunity to help others sell their current property or realize their dreams of a new home brings Megan great satisfaction. Her attention to detail and vast knowledge of both rural and urban real estate will be a great asset to helping you reach your real estate goals.



- ◆ Residential
- ◆ Condominium
- ◆ Acreages
- ◆ Raw Land
- ◆ Recreational

Serving all areas  
Within the Calgary  
Real Estate Board!

### May CREB Statistics Summary

May sales activity continue to ease with the largest declines occurring in the detached sector. Additional gains in new listings continue to increase inventory levels. City-wide sales activity in May is 19% below last years' levels. This is 24% below longer-term averages. Sales activity in the detached sector declined to levels not seen in over a decade.

"The impact of rising lending rates and stricter qualification levels is causing demand to ease across all product types," said CREB chief economist Ann-Marie Lurie. "Economic conditions have improved compared to several years ago, but the pace of recovery has not been enough to outweigh the changes in lending conditions."

Market supply didn't adjust to sales activity in May, which pushed months of supply to 4.9 months. Elevated supply relative to demand prevented any further price recovery in the market and city-wide residential benchmark prices totaled \$436,900. Detached sales and inventories have risen across all price ranges, but the amount of excess supply has been most notable for homes priced above \$500,000. (See graphs on page 2)

Source: Calgary Real Estate Board

FREE MARKET EVALUATIONS!

Greater Calgary Real Estate Services Inc.

# Market Data

## CALGARY CMA INVENTORY AND SALES

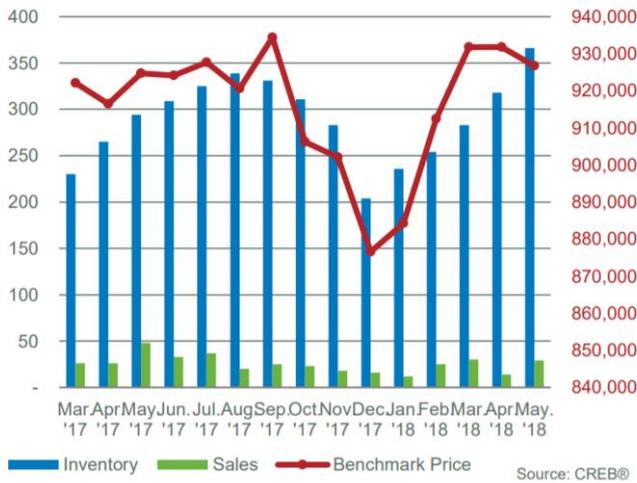


Here's the breakdown of where every \$100 of property taxes in the City of Calgary is spent.

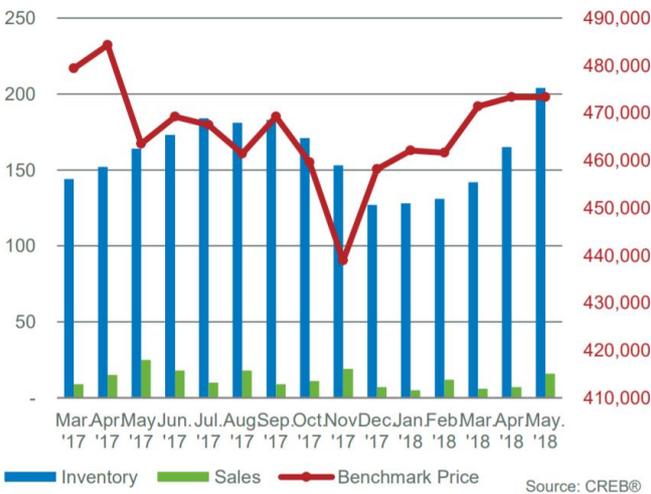
Provincial Property Tax	\$38.61
Police & Fire	\$21.80
Transit & Roads	\$14.50
Parks & Recreation	\$4.89
Civic Partners	\$3.20
Corporate Administration & HR	\$3.56
IT & Communications	\$3.06
Communities & Neighbourhoods	\$3.19
Waste & Recycling , Facilities	\$2.89
Planning & Development, Assessment	\$1.34
Other Services	\$3.21

Go to [Calgary.ca](http://Calgary.ca) and search for "Tax Breakdown"

## RURAL ROCKY VIEW INVENTORY AND SALES



## RURAL FOOTHILLS INVENTORY AND SALES



## Seniors Assistance



Did you know that the Alberta Government has a "Special Needs Assistance" program for Seniors? This program is income dependent, but can help with things like lawn maintenance, appliance upgrades and housekeeping.

<http://www.seniors-housing.alberta.ca/seniors/SNA-items-funded.html>

Help a senior in your life get some extra support!

## Outdoor Projects

[Call before you dig!](#)

Summer projects are exciting, but don't forget to locate buried utilities before you start! Alberta One Call is a free service to locate buried utilities on your property. They only need 2 days notice to locate all the primary lines in the area you're going to dig! BE SAFE!!!



<http://albertaonecall.com/>

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