

Megan Stuart Greater Calgary Real Estate

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2023 Q4 Update

I'm NEVER too busy for your referrals!

FREE MARKET EVALUATIONS!



Increased listings, strong sales, and price growth!

New listings in November reached 2,227 units, nearly 40 per cent higher than the exceptionally low levels reported last year at this time. Gains in new listings occurred across most price ranges, but the most significant gains occurred from homes priced over \$600,000.

Despite the year-over-year jump in new listings, inventory levels remained low thanks to relatively strong sales. With 1,787 sales in November, the sales to new listings ratio remained high at 80 per cent, and the months of supply remained below two months.

“Like other large cities, new listings have been increasing,” said CREB® Chief Economist Ann-Marie Lurie. “However, in Calgary, the gains have not been enough to change the low inventory situation thanks to strong demand. Our market continues to favour the seller, driving further price growth.”

As of November, the benchmark price was \$572,700, up over last month and nearly 11 per cent higher than November 2022. Year-to-date, the average benchmark price has risen by over five per cent.

Source: Calgary Real Estate Board

Commercial Land in Sundre!

A2090029 NW9-33-5W5 \$2,250,000

Discover the untouched beauty of Sundre, a thriving small-town community with endless potential for developers, builders, and investors. This picturesque quarter section is part of the proposed Sundre Hills Area Structure Plan and offers the opportunity to be an integral part of the vision for this rural Alberta area.



151.44 Acres

0 NW9-33-5W5

Sundre, Alberta

TOM 1X0

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

About Megan

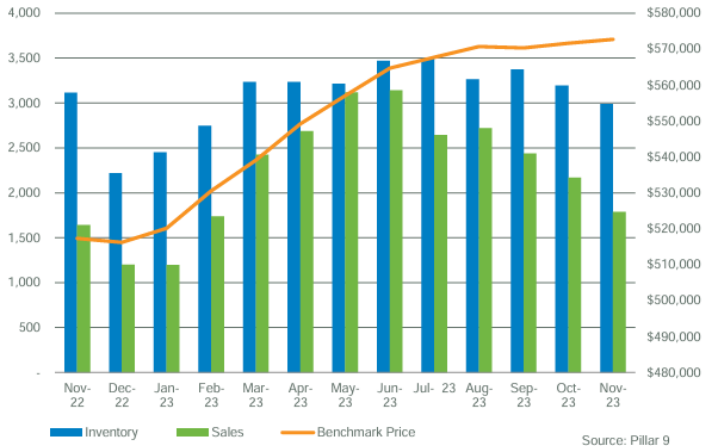
Megan is a seasoned real estate professional with over 25 years of sales experience. With a passion for real estate, she has successfully bought, sold, built, and renovated numerous properties. Megan finds great satisfaction in helping clients sell their homes or find their dream properties. With her attention to detail and extensive knowledge of urban and rural real estate, she will be a valuable asset in reaching your real estate goals.

Serving all areas within the Calgary Real Estate Board!

Market Data – November 2023

Calgary

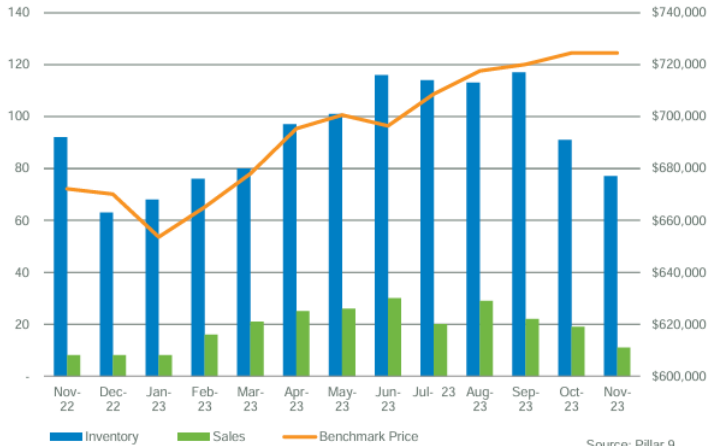
INVENTORY, SALES, AND PRICE



Source: Pillar 9

Foothills County

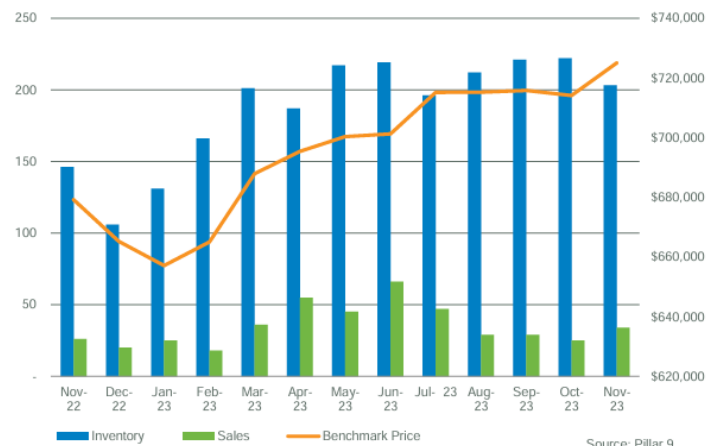
INVENTORY, SALES, AND PRICE



Source: Pillar 9

Rockyview County

INVENTORY, SALES, AND PRICE



Source: Pillar 9

For detailed statistics in your area:
https://www.creb.com/Housing_Statistics/

WINTER DRIVING

We know it's coming....SNOW! With the winter season comes challenging driving conditions. Especially as we head into the holidays, here are some tips to keep you safe!

Be prepared:

- ❄️ Check all the fluids – Oil, Washer Fluid, Power Steering Fluid, Anti-freeze
- ❄️ Fill your tank when it's down to 1/4. Always have extra fuel in the tank in case you're delayed and need to keep warm
- ❄️ Check tire pressure & condition – Cold temps condense the air in our tires making the pressures low. Any gas station has a pressure gauge to check!
- ❄️ Don't forget that snow tires or chains are LAW if you're traveling to B.C.!

Carry an EMERGENCY KIT:

- ❄️ Booster cables
- ❄️ Recovery straps
- ❄️ Blanket
- ❄️ Snacks
- ❄️ Candles & matches
- ❄️ Flares
- ❄️ Flashlight
- ❄️ Shovel
- ❄️ Sand bag

Always leave extra time as you travel during the winter months!

*From my family to yours,
 Wishing you all a
 Blessed Christmas & Amazing 2024!*



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