

Megan Stuart Greater Calgary Real Estate

www.CalgaryHomeLocators.com
403-978-9117



1/3 Acre in Diamond Valley!



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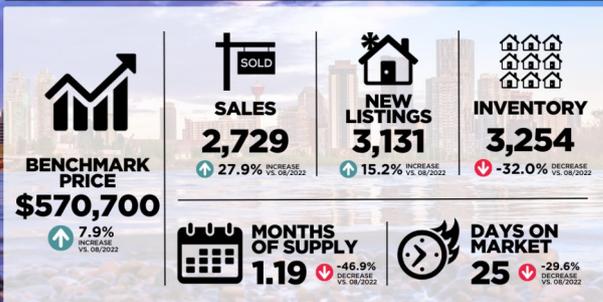
480 Seclusion Valley Dr

\$669,000

Versatile Plan
Home Business
Multi-generational
Main floor suite - Illegal

Massive 1/3 Acre Lot
Tandem dbl attached garage
Approved permit for an additional dbl detached garage
Town boundary on North side- Only a hay field behind!

CALGARY HOUSING STATISTICS AUGUST 2023



creb

2023 Q3 Update

Thanks to a surge in the condo market, August sales reached a record high with 2,729 sales. Despite the record levels reported over the past several months, year-to-date sales are still down by 15 per cent compared to last year.

While new listings did improve compared to levels seen this time last year, the sales-to-new-listings ratio remained elevated at 87 per cent, preventing any shift from the low inventory situation. Inventory levels in August dropped to 3,254 units, not only a record low for the month but well below the 6,000 units that are typically available. Low inventory combined with high sales this month ensured the months of supply remained low at just over one month.

“Higher lending rates have caused many buyers to either hold off on purchase decisions or shift toward more affordable products on the market,” said CREB® Chief Economist Ann-Marie Lurie. “The challenge has been the availability of supply, especially in the detached market. Inventory levels hit record lows in August, and while new listings are higher than last year, conditions continue to favour the seller, driving further price gains.”

The unadjusted benchmark price reached \$570,700 in August, representing the eighth consecutive monthly gain. Prices have trended up across all property types, with row-style properties reporting the largest increase.

Source: Calgary Real Estate Board

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.



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

Serving all areas within the
Calgary Real Estate Board!

Megan@CalgaryHomeLocators.com

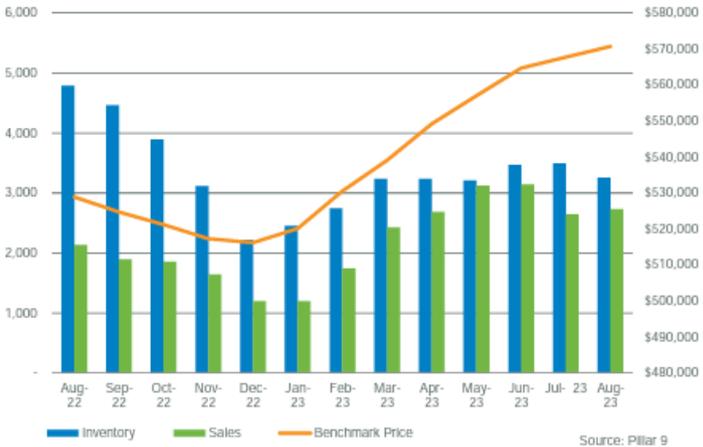
I'm NEVER too busy for your referrals!

FREE MARKET EVALUATIONS!

Market Data – August 2023

Calgary

INVENTORY, SALES, AND PRICE



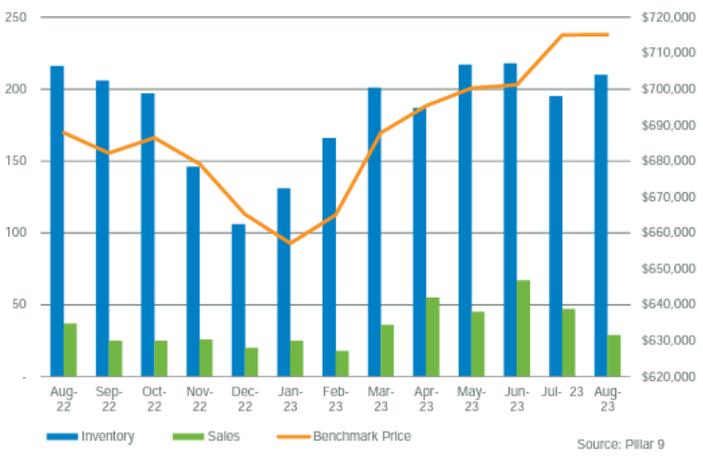
Foothills County

INVENTORY, SALES, AND PRICE



Rockyview County

INVENTORY, SALES, AND PRICE



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

SCENIC FALL DRIVES

It's almost here! That amazing few weeks for the leaves turn and nature paints the most beautiful colours we can image. Plan some downtime to go for a leisurely drive and enjoy!



- ✓ Hwy 1A from Cochrane to Canmore
- ✓ Hwy 762 from Bragg Creek to Millarville
- ✓ Hwy 40 from Longview through Kananaskis before the Winter gates close
- ✓ Hwy 66 from Bragg Creek to Forget Me Not Pond
- ✓ Hwy 22 from Cochrane to Water Valley.
- ✓ Meander through some small towns and support their local tourist market – Vulcan, Nanton, Torrington, Cremona, etc.
- ✓ Take a bike ride through Mount Royal or along the Bow River pathways for a city view of the Fall beauty.

Add a picnic lunch to make the trip even MORE memorable!



What to Pack

- ~Blanket(s) ~Plates, Cups, Utensils,
- ~Napkins and Papertowel ~Knife
- ~Condiments for Dishes
- ~Corkscrew ~Sunscreen
- ~Trash Bag



What to Do

- ~Cards ~Football/Soccer
- ~Frisbee ~Hula Hoop
- ~Dance Party ~Read a Book
- ~Bird/Nature Watch

What to Eat & Drink

- ~Fruit ~Salad (green, potato...)
- ~Sandwiches ~Nuts & Chips
- ~Crackers & Cheese ~Dessert
- ~Wine, Juice, Water, Iced Coffee



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