

# Megan Stuart Greater Calgary Real Estate

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## Listing Showcase

Near Sundre, AB

A2012332

\$1,375,000

**INVESTOR ALERT!** Incredible opportunity to purchase up to 50% OWNERSHIP in a new Industrial/Commercial park. This full quarter is ADJACENT TO HIGHWAY 22 with both visibility and direct highway access (Paved access with turn-out lanes is complete!). Similar parcels advertise individual lots for over \$100,000/acre so buying into the entire property at ~\$17,000/acre has tremendous upside! Owners are looking for a savvy investor to JOINT VENTURE with them. Both the development process and servicing plans are well underway, so the time to market is relatively quick. Don't miss out on this amazing opportunity!

## 2022 Q4 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
- ◆ Acreages
- ◆ Raw Land
- ◆ Condominium
- ◆ Recreational
- ◆ Commercial

Serving all areas  
within the Calgary  
Real Estate Board!

### 2022 on track to be a record year for sales

Residential sales in the city slowed to 1,648 units, a year-over-year decline of 22 per cent, but 12 per cent above the 10-year average.

The pullback in sales over the past six months was not enough to erase gains from earlier in the year as year-to-date sales remain nearly 10 per cent above last year's record high. The year-to-date sales growth has been driven by a surge in both apartment condominium and row sales.

"Easing sales have been driven mostly by declines in the detached sector of the market," said CREB® Chief Economist Ann-Marie Lurie. "Higher lending rates are impacting purchasers buying power and limited supply choice in the lower price ranges of the detached market is likely causing many purchasers to place buying decisions on hold."

A decline in sales was met with a pullback in new listings and inventories fell to the lowest level reported in November since 2005. Despite the lower supply levels, prices have trended down from the peak reached in May of this year. Even with the adjustments that have occurred, November benchmark prices continue to remain nearly nine per cent higher than levels reported last year.

Source: Calgary Real Estate Board

I'm NEVER too busy for your referrals!

FREE MARKET EVALUATIONS!

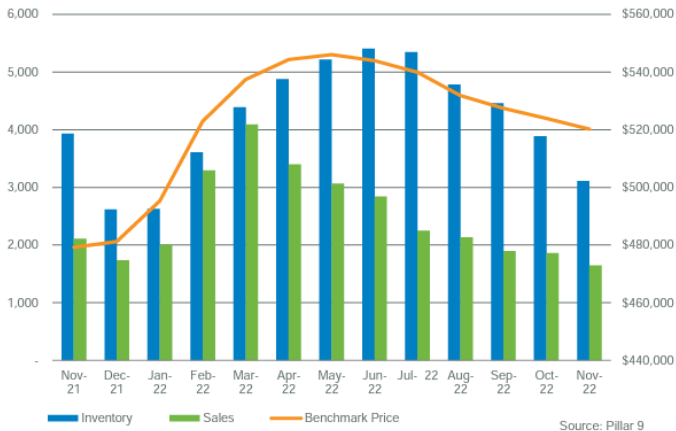
Megan@CalgaryHomeLocators.com

# Market Data – December 2022

# LAST MINUTE DETAILS

## Calgary

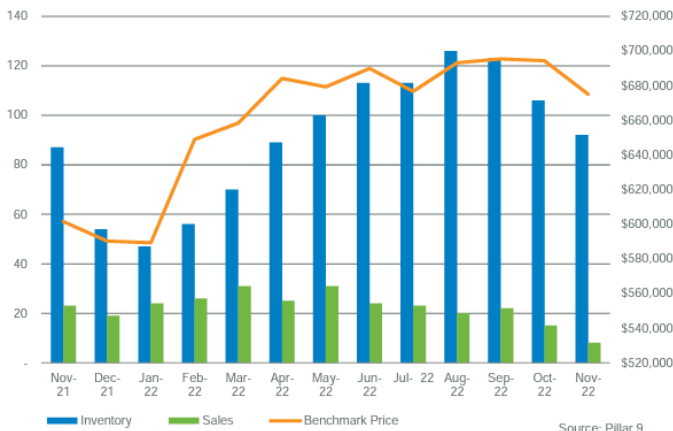
INVENTORY, SALES, AND PRICE



Source: Pillar 9

## Foothills County

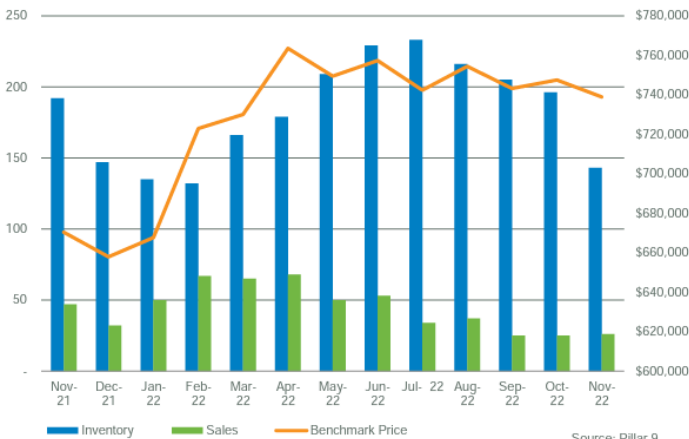
INVENTORY, SALES, AND PRICE



Source: Pillar 9

## Rockyview County

INVENTORY, SALES, AND PRICE



Source: Pillar 9

For detailed statistics in your area:  
[https://www.creb.com/Housing\\_Statistics/](https://www.creb.com/Housing_Statistics/)

## Christmas is almost here! Are you ready?

★ Last minute gift ideas?  
*There may be tons of ideas online, but shipping times are now tight. Shop local! There are tons of great options in our area:*

- ✔ Christmas markets are still running strong
- ✔ Artisan stores offer a variety of unique and one-of-a-kind gifts
- ✔ Shop used! You'd be amazed at the gently used finds.

★ Impossible person to buy for?  
 ✔ Consumables – You can't go wrong with tasty treats, stationary, babysitting or gas cards!  
 ✔ When all else fails, give the gift of time! Rather than a physical gift, plan a date in the future where you spend time with this person.  
**Time is the most valuable gift you can give!**

★ Speed cooking?  
 ✔ Did you know you can spatchcock a turkey and BBQ it in half the time? [Click here!](#)  
 ✔ Crock pots, convection ovens, InstantPots all help speed up the process!  
 ✔ Christmas dinner potluck style! Don't hesitate to let everyone pitch in to help cook and clean up!

★ House in disarray?  
 ✔ Focus on the main entertaining areas – Guests won't be looking in your closet!  
 ✔ Hire a cleaner – Check big name companies and local marketplaces too. You'd be amazed who is close to you that can help!

★ Giving back!  
 ✔ In all the busyness of this season, don't forget to give back. Either of your time or your finances. We all have so much!

*From my family to yours, wishing you a very, Merry Christmas and a Blessed 2023!*



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