

Megan Stuart Greater Calgary Real Estate

www.CalgaryHomeLocators.com
403-978-9117



Listing Showcase

Sundre, AB

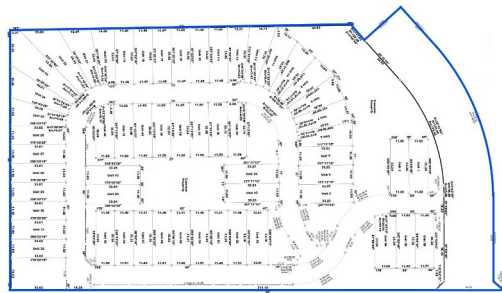
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\$750,000



Amazing opportunity to take forward the development of a **NEW SUBDIVISION** in Sundre. This is a beautiful parcel that has been carefully planned and is **FULLY SUBDIVIDED**, just pending registration. This community is medium density residential (R2) and includes 54 units. At **<\$14,000 per lot this is incredible value!** Sundre is a thriving town with a strong tourism industry, great amenities and unlimited growth potential!

Don't miss this chance to take this plan forward.



2022 Q3 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

Serving all areas
within the Calgary
Real Estate Board!

While sales have remained relatively strong, there continues to be a shift towards more affordable options as the year-over-year pullback in detached sales was nearly matched by gains for multi-family product types.

“While higher lending rates have slowed activity in the detached market, we are still seeing homebuyers shift to more affordable options which is keeping sales activity relatively strong,” said CREB® Chief Economist Ann-Marie Lurie. “This makes Calgary different than some of the larger cities in the country which have recorded significant pullbacks in sales.” New listings continue to trend down, preventing any supply gains or a substantial shift in the months of supply. Despite year-over-year gains in new listings, the spread between new listings and sales this month narrowed compared to the past three months. This caused total inventory to trend down and prevented any significant shift in the months of supply. The months of supply in August remained at just above two months, not at tight as earlier in the year, but still below levels traditionally seen this time of year.

For the third month in a row, benchmark prices eased declining to \$531,800. While the reduction reflects shifting market conditions, it is important to note that previous gains are not lost, and prices remain over 11 per cent higher than last year.

Source: Calgary Real Estate Board

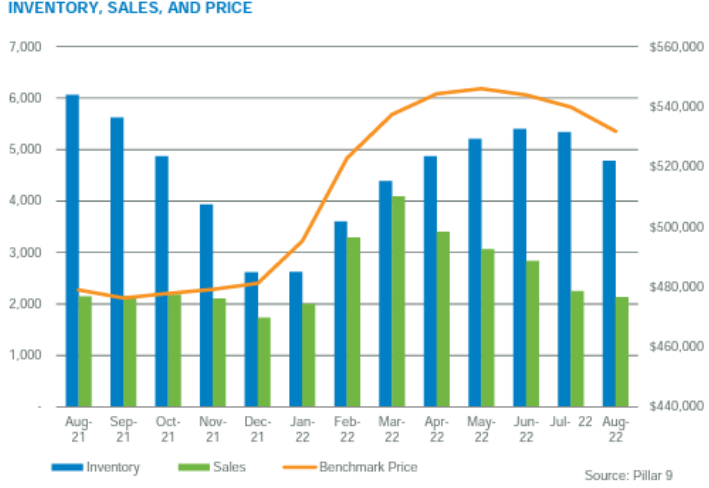
I'm NEVER too busy for your referrals!

FREE MARKET EVALUATIONS!

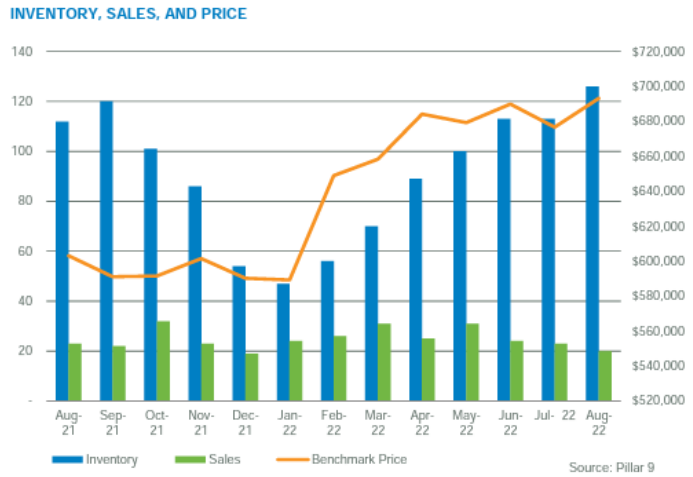
Megan@CalgaryHomeLocators.com

Market Data – August 2022

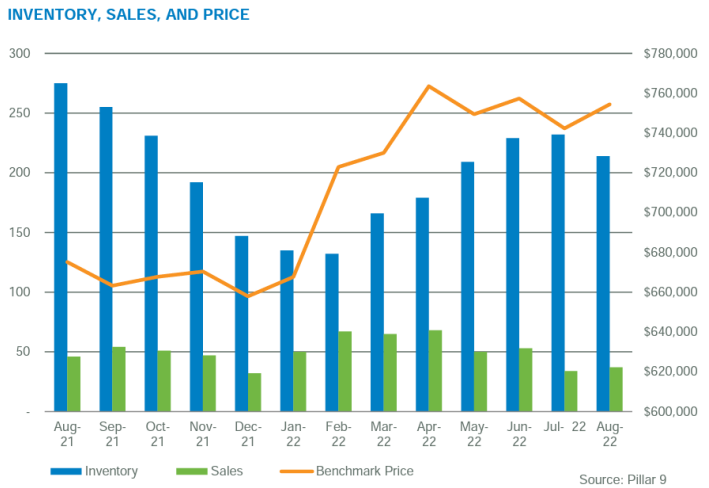
Calgary



Foothills County



Rockyview County



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

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WINTER PREP

It may be HOT, but soon will be NOT!

- ★ Vehicles
 - ✓ Last oil change?
 - ✓ Brake inspection/service?
 - ✓ Condition/pressure of tires?
 - ✓ Usable spare?
- ★ House
 - ✓ Any roof or drainage damage?
 - ✓ Ice melt/shovels ready?
 - ✓ Any trees ready to fall?
- ★ Power outages
 - ✓ Flashlights
 - ✓ Emergency lights
 - ✓ Battery banks
 - ✓ Internet hotspot or phone
 - ✓ Blankets
 - ✓ Candles
- ★ Heating Systems
 - ✓ Change filters
 - ✓ Clean ducts if needed
 - ✓ Inspect chimney & clean if needed
 - ✓ Stock firewood!
- ★ Pets and Livestock
 - ✓ Keep an extra supply on hand
 - ✓ Ensure shelters are in good repair
 - ✓ Order any common medications

Since my last newsletter, I've gone through the pain of losing my Dad. He was a Boy Scout Troop Leader for many years, so a segment on how to "Be Prepared" is a small way of honouring his memory.

DRAW!!!

Draw this quarter – On the theme of “Be Prepared”, the draw this month will be a \$50 gift card to PetSmart,

to ensure your furry friends are all set for Winter!

