

Megan Stuart Greater Calgary Real Estate

www.CalgaryHomeLocators.com
403-978-9117



Listing Showcase

80034 315 Ave E, Foothills County

A1109103

\$425,000

Imagine looking out the window and seeing endless prairie...Farmland with crops swaying in the breeze, brilliant blue skies and lazy clouds floating by. Acreages scattered around close enough to be neighbours but far enough to feel you've found your own private sanctuary. Quick access to the City, but a true Alberta country experience. Space that you've dreamed of...Build your dream home as a walkout on this gently rolling land. Design that shop and/or barn and still have room to walk and watch your children play. This property is made for dreaming...Capture it, and let your dreams take flight!



2021 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

With 2,989 sales, housing market activity hit a new May record. Despite strong levels of sales, they did trend down relative to last month. Additionally, there were 4,562 new listings, causing seasonally adjusted inventory levels to increase over last month. "The recent gains in prices have encouraged more homeowners to list their homes and take advantage of the current market situation," said CREB® chief economist Ann-Marie Lurie. "However, the inventory gains are still not enough to offset the demand growth and the market continues to favour the seller. Prices are rising, but they are still recovering in our market from previous highs in 2014. Only detached and semi-detached home prices in certain districts and communities have recovered to the level of previous monthly highs." The months of supply did trend up slightly this month to just over two months, but it was not enough to halt the upward pressure on prices. The unadjusted benchmark price in May reached \$455,200. This is one per cent higher than last month and nearly 11 per cent higher than prices recorded last year. Sales have been rising across all product types, but homes priced above \$600,000 represent a larger-than-usual share of all sales. The upper end of the market only reflected 16 per cent of city sales last May, compared with this year where it now reflects nearly 26 per cent of all sales.

Source: Calgary Real Estate Board

I'm NEVER too busy for your referrals!

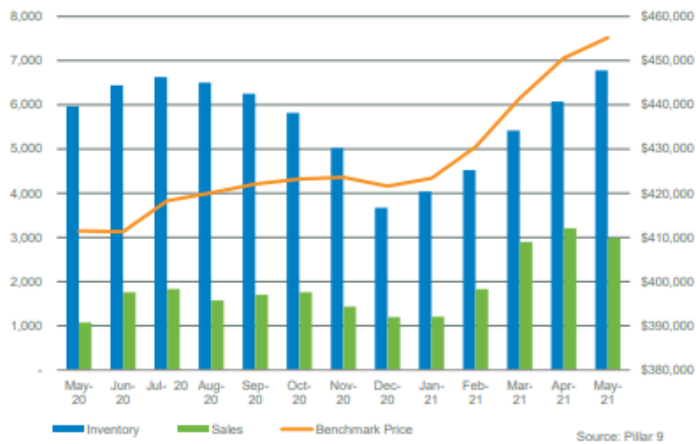
FREE MARKET EVALUATIONS!

Megan@CalgaryHomeLocators.com

Market Data – May 2021

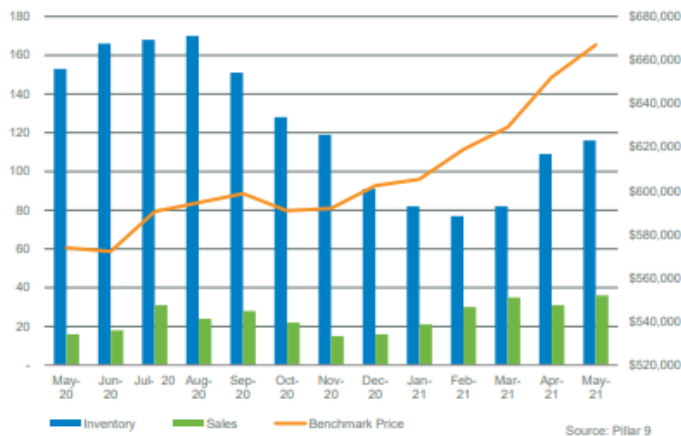
Calgary

INVENTORY, SALES, AND PRICE



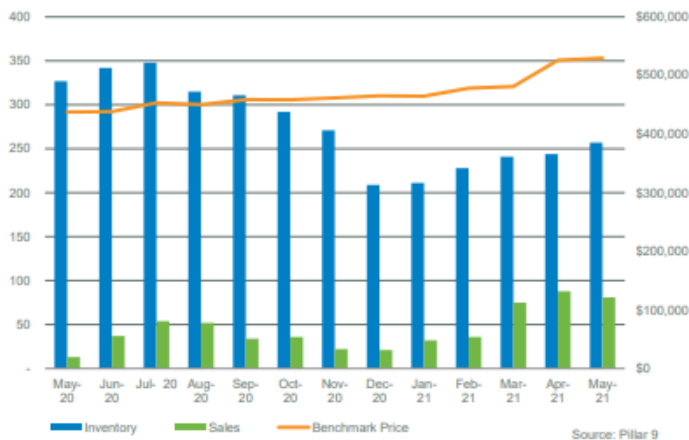
Foothills County

INVENTORY, SALES, AND PRICE



Rockyview County

INVENTORY, SALES, AND PRICE



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

The “Un-Reno” Idea List

*A crazy real estate market...
 ...Expensive lumber...
 ...Busy trades...*

Try some of these DIY projects to make your home fit your current needs better!

- ★ Room swap! Try to re-purpose your space:
 - ✓ Formal dining/living rooms make a great office space
 - ✓ Bunk 2 kids together to create a school room or dedicated play room
 - ✓ Clear out that basement clutter to create room for fitness! Equipment is hard to find, but using your own body weight works great too!
 - ✓ Using that nook table and chairs for extra office space makes room for an indoor garden!

- ★ Paint
 - ✓ Don't underestimate the power of colour! Pick your new favourite and get creative
 - ✓ There are some great wallpapers and texture products that won't break the bank

- ★ Deal with the STUFF!
 - ✓ How much we collect...It clutters our lives and our closets too! Deal with it before you decide you need more!!!

- ★ Schedule
 - ✓ Plan quiet times where everyone can get their own “space”. Screen free, nap time, reading
 - ✓ Times to purposely be together! Meals are a great opportunity to build family bonds...We all have to eat!

DRAW!!!

EMAIL ME TO ENTER!

This quarter's draw will be for a gift card to the greenhouse of your choice!

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Don't miss out!