

Megan Stuart Greater Calgary Real Estate

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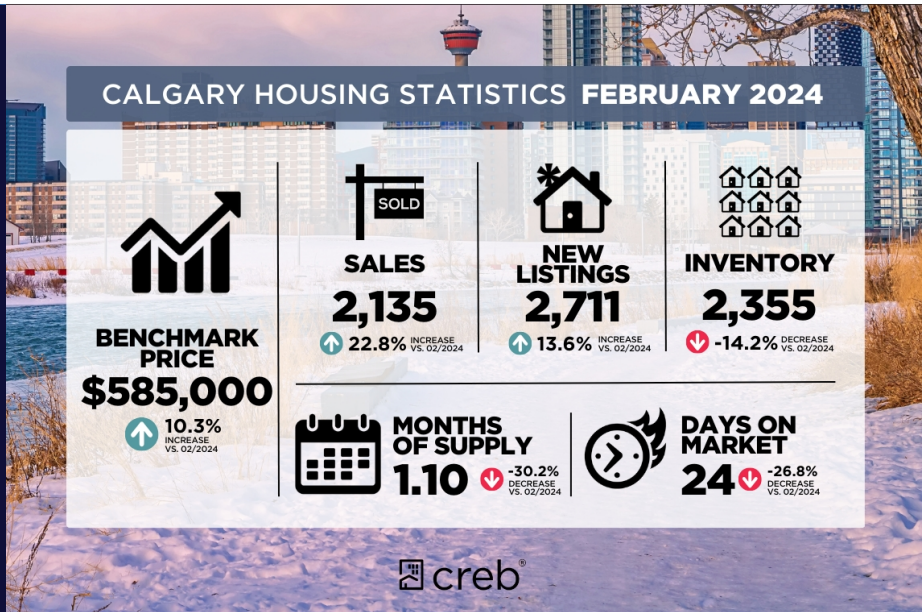


2024 Q1



I'm NEVER too busy for your referrals!

FREE MARKET EVALUATIONS!



Low inventory and high demand drive price gains!

New listings continued to rise in February, reaching 2,711 units. However, the rise in new listings supported further growth in sales, which increased by nearly 23 per cent compared to last year for a total of 2,135 units. The shift in sales and new listings kept the sales-to-new listings ratio exceptionally high at 79 per cent, ensuring inventories remained near historic lows. Low supply and higher sales caused the months of supply to fall to just over one month, nearly as tight as levels seen during the spring of last year.

"Purchasers are acting quickly when new supply comes onto the market, preventing inventory growth in the market," said Ann-Marie Lurie, Chief Economist at CREB®. "It is this strong demand and low supply that continues to drive price gains in Calgary. The biggest supply challenge is for homes priced under \$500,000, which saw inventories fall by 31 per cent compared to last February. At the same time, we are starting to see supply levels rise for higher priced homes supporting more balanced conditions in the upper end."

In February, the unadjusted detached benchmark price was \$585,000, an over two per cent gain compared to last month and over 10 per cent higher than levels reported at this time last year. Our most affordable East district is experiencing the highest year-over-year price growth at 25 per cent, while the relatively better-supplied City Centre has reported the slowest price growth in the city at under five per cent.

Source: Calgary Real Estate Board

Coming soon!

Truly a One of a Kind!

Located in Bragg Creek area, this serene acreage is coming to market very soon!

- Tall Timber
- Multi-generational
- Outbuildings
- Timeless finish
- Over 4200sqft
- Outdoor living spaces

Contact Megan for details!



About Megan

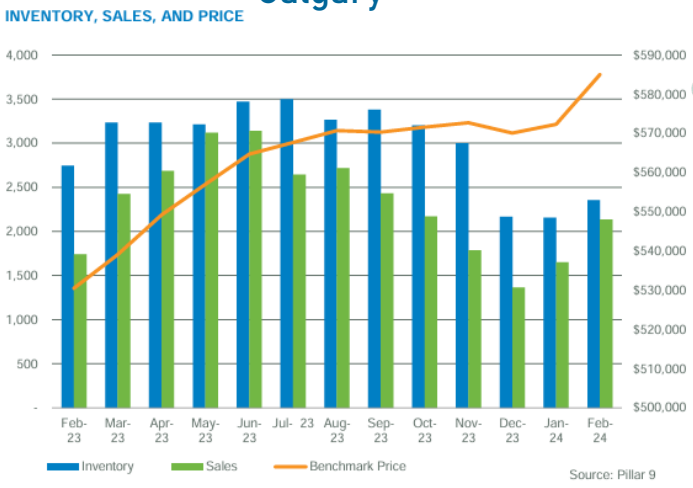
Megan is a seasoned real estate professional with over 25 years of sales experience. With a passion for real estate, she has successfully bought, sold, built, and renovated numerous properties. Megan finds great satisfaction in helping clients sell their homes or find their dream properties. With her 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

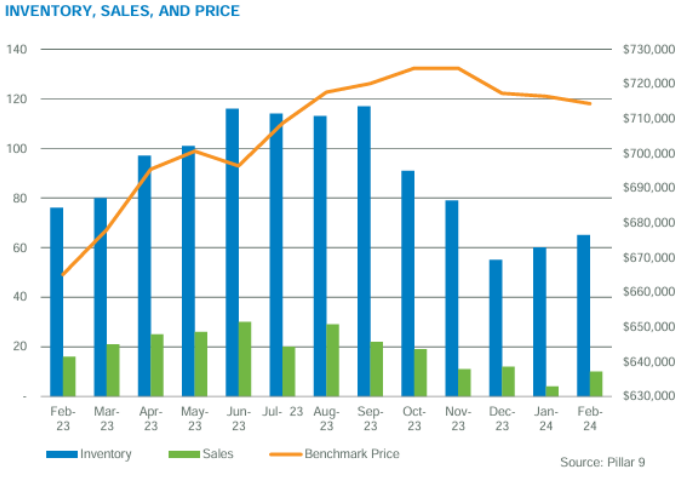
Serving all areas within the Calgary Real Estate Board!

Market Data – February 2024

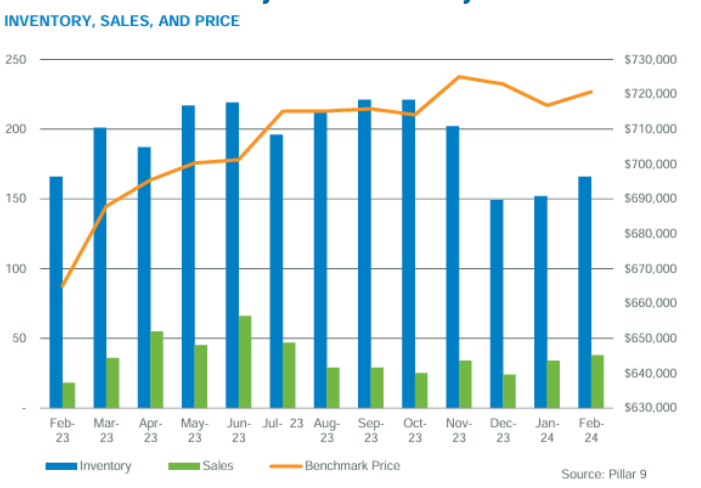
Calgary



Foothills County



Rockyview County



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

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PLANNING TO PLANT



It's hard to believe if You look outside, but It's almost here!

Time to start planning, so here Are some natural/budget ideas!

Water collection: Last year was a drought, so gathering what you can is responsible AND it takes the load off your water bill/well!

- Collect from downspouts into containers/rain barrels
- Classifieds have cheap/free containers. Line them if needed
- Have a spigot near the base
- Have an overflow in case the barrel fills



Fertilizer: Livestock are plentiful in Alberta, so plan ahead instead of paying for fertilizer!



- Approach a livestock owner to ask to gather manure
- Compost the manure with layers of chips, mulch or leaves for a at least 3 months, preferably a year
- Mix the composted material with your garden soil, or use as a mulch layer!
- It's critical to compost to avoid:
 - Plant burn – Manure is high in ammonia
 - Dangerous pathogens – E.Coli, etc. can be present in manure. Composting kills these pathogens
 - Undigested seeds will compost not germinate

Greenhouses: We all dream of our own greenhouse and fresh food! The packages and materials aren't cheap though, so here are some tips!



- Check classifieds or contact window companies. Old windows/doors are often discarded when new are installed!
- Old skids/pallets are constantly advertised for free – This lumber is perfect for a small greenhouse and numerous plans are out there to help!
- Old sidewalk blocks or cinder blocks are often free – Collect enough for a foundation!