

Megan Stuart Greater Calgary Real Estate

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2024 Q2



I'm NEVER too busy for your referrals!

FREE MARKET EVALUATIONS!



Calgary sales remain robust despite supply shortages in lower price ranges

In a market that continues to show resilience, May saw a total of 3,092 resale home sales. While this figure is nearly one per cent below last year's record high, it is 34 per cent higher than long-term trends for the month. The pullback in sales was primarily driven by declines in lower-priced detached and semi-detached homes, where there was limited supply choice compared to last year.

"Although new listings have increased, much of this growth is in higher price ranges for each property type," said Ann-Marie Lurie, Chief Economist at CREB®. "Our strong economic situation has supported sales growth in these higher price ranges. However, this month's sales could not offset the declines in the lower price ranges due to a lack of supply choice."

New listings in May reached 4,333 units, almost 19 per cent higher than last year. This increase in new listings compared to sales caused the sales-to-new listings ratio to drop to 71 per cent, supporting a modest year-over-year inventory gain. Despite this, inventory levels remained nearly half what we typically see in May, with most gains driven by homes priced above \$700,000.

While inventories did improve this month, conditions continue to favour sellers with one month of supply. Several districts continue to report less than one month of supply, while the City Centre reported the highest supply-to-sales ratio at one and a half months. Seller market conditions drove price growth across all districts in the city. The unadjusted total residential benchmark price in May reached \$605,300, nearly one per cent higher than last month and 10 per cent higher than last May.

Source: Calgary Real Estate Board

MASSIVE PRICE REDUCTION!!!

1/4 Section IN SUNDRÉ

An amazing opportunity to purchase a FULL QUARTER SECTION inside the Town of Sundre! This quarter is part of the Sundre Hills ASP which is almost completed. Featuring a HALF MILE OF HWY 22 FRONTAGE, panoramic MOUNTAIN VIEWS and the best elevations in town! Perfect for an investor to hold until a developer takes the project forward, or for a developer to jump in and start on highway commercial!

\$1,625,000

A2090029



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.

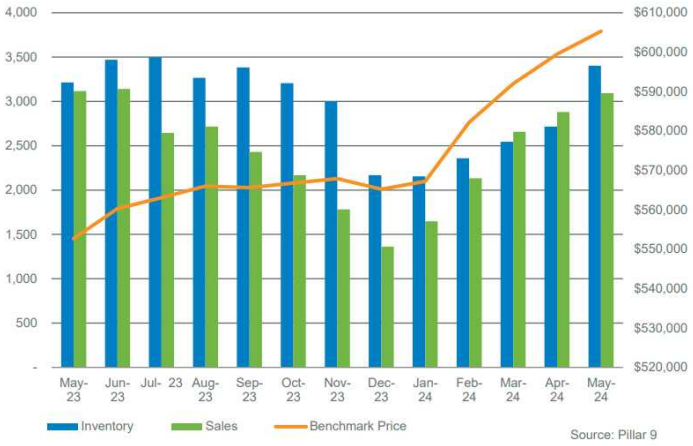
- ◆ Residential
- ◆ Acreages
- ◆ Raw Land
- ◆ Condominium
- ◆ Recreational
- ◆ Commercial

Serving all areas within the Calgary Real Estate Board!

Market Data – May 2024

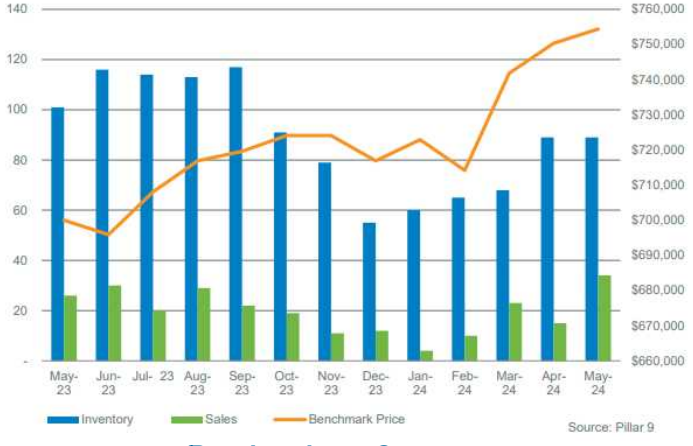
Calgary

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/

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VACATION CHECKLIST

We all LOVE a vacation, but the preparation can be daunting. Here are some reminders to keep things managed on the home front!

Practical Practices

These are the "Peace of Mind" items. Save some \$\$ on utilities and know that everything is being watched!

- ★ Have a house sitter/checker. If they're not living at your home, they need to check it at least every 2 or 3 days! (Check your insurance policy!)
- ★ If not needed, turn off the water
- ★ Turn down the hot water heater
- ★ Turn down the thermostat
- ★ Check all window/door locks
- ★ Unplug electronics
- ★ Setup a timer for interior/exterior lights
- ★ Coordinate pet sitters/kennels

Aesthetics

These items will save you work in the long run. No one wants to come home to bad odours or eye sores!

- ★ Mow the Lawn
- ★ Water plants
- ★ Take out any garbage
- ★ Empty the fridge of perishables
- ★ Make sure the washer/dryer are empty
- ★ Run the dishwasher and empty it

Ease the Transition back

Coming home from vacation can be stressful – There's so much to do! Here are a couple things that will make it easier if done before you leave:

- ★ Clean the house
- ★ Change/wash sheets/towels
- ★ Have a meal in the freezer ready to go!
- ★ While you're away, take 30-60 min each morning to check email. You're not working, but staying on top of things will help you relax!

There's no place like home!

