

# Megan Stuart Greater Calgary Real Estate

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I'm NEVER too busy for your referrals!



FREE MARKET  
EVALUATIONS!

## 2025 Q4

### Conditions remain relatively balanced as we head into the winter months

In line with typical seasonal trends, sales, new listings and inventory levels all slowed relative to last month. The 1,553 sales were met with 2,251 new listings, causing the sales-to-new-listings levels ratio to improve to 69%. This also helped support some of the inventory adjustment. However, with 5,581 units in inventory, levels are still 28% higher than last year and over 15% higher than typical levels reported in November.

"Supply levels have been sitting higher than typical levels for the past three months, mostly due to the gains occurring in the higher-density sectors of row and apartment style units," said Ann-Marie Lurie, CREB®'s Chief Economist. "This is partially related to the additional supply choice coming from the new homes sector, some of which end up on the resale market, especially near the end of the year. While buyer's market conditions are more prevalent for apartment-style homes and to a lesser extent row homes, outside of a few pockets of the market, both the detached and semi-detached markets are relatively balanced." The additional supply choice across resale, new and rental markets, is having the most impact on apartment and row style home prices which are reporting year-over-year price declines of 6% & 7%. In comparison detached home prices are down by 2% compared to last November, but still higher than last year when looking at year-to-date figures. Overall, the unadjusted total combined residential benchmark\* price in November was \$559,000, nearly five per cent lower than last year.

\*To keep the benchmark price relevant, once a year the attributes of a benchmark home are reviewed and the benchmark prices are updated. The review has been completed and the data has been updated. While all historical adjustments have occurred, old PDF monthly reports are not adjusted.

Source: Calgary Real Estate Board

### 2025 in Review

*Gratitude* is an understatement. It's been quite the ride in 2025!

#### On the Job

Monthly Brokerage "**Top 3**" – Three times!  
Named to **Best Realtors in Calgary** List  
~\$32,000,000 in real estate **SOLD** in 2025  
Celebrated **15 Years** in Real Estate

#### On the Ranch

Amazing Supportive Hubby  
Happy, Healthy Kids  
6 horses, 2 dogs, 4 cats, 2 bunnies  
& 13 chickens

I am so grateful for the privilege of working with such amazing people. My clients & my colleagues are truly exceptional. My family is my joy. Wishing you all a Merry Christmas & a Blessed 2026!

### About Megan

Megan is a seasoned real estate professional with over 30 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.

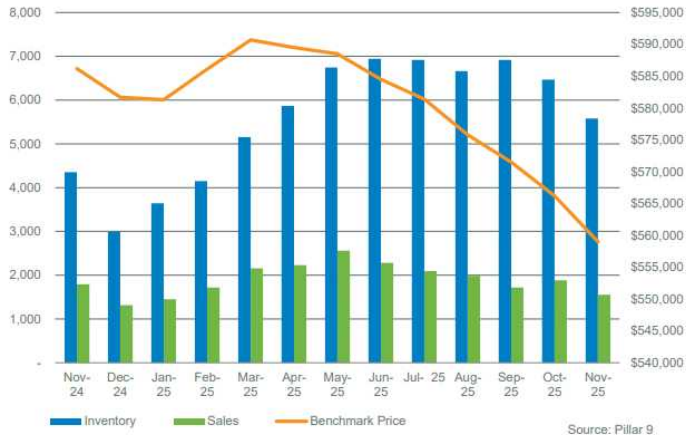


Serving all areas within the Calgary Real Estate Board!

# Market Data – Nov 2025

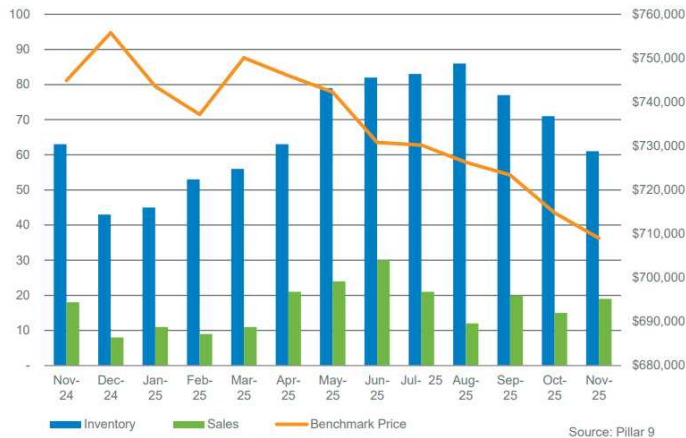
## Calgary

INVENTORY, SALES, AND PRICE



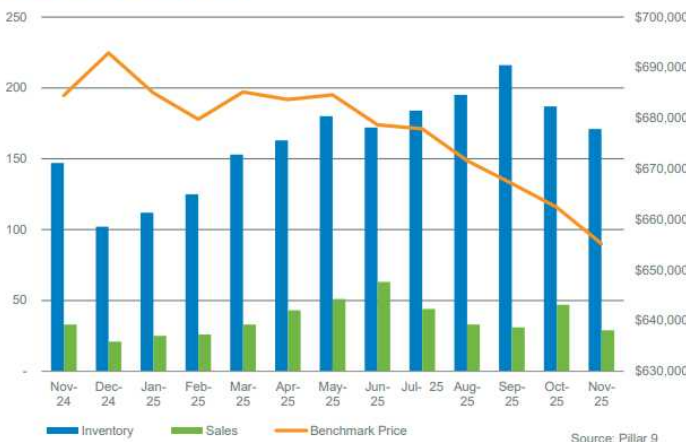
## Foothills County

INVENTORY, SALES, AND PRICE



## Rockyview County

INVENTORY, SALES, AND PRICE



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

## Holiday Home Safety Tips

- ❄ Check smoke and CO detectors before the big baking marathon begins.
- ❄ Use LED lights—they stay cool, save energy, and won't turn your tree into a toaster.
- ❄ Don't overload outlets (your house shouldn't resemble a Clark Griswold power grid).
- ❄ Keep real trees watered to prevent needles from turning into kindling.
- ❄ Make sure walkways and steps are shoveled and salted for guests and delivery drivers.
- ❄ Turn off indoor and outdoor lights before bed or set them on timers for peace of mind.
- ❄ Keep space heaters at least a metre away from anything festive and flammable.

## Signs Your Christmas Decorations Might Be Scary

- ❄ Your inflatable Santa requires weather advisories of its own.
- ❄ Neighbours have politely hinted that your light display can be seen from the airport.
- ❄ The animatronic reindeer moves just slowly enough to be unsettling.
- ❄ If prospective buyers need sunglasses to tour your living room, tone down the LEDs.
- ❄ The life-size elf in the hallway should sit outside.

## How to Host Guests Without Losing Your Mind

- ❄ Create a dedicated guest zone with extra towels, power outlets, and a "don't ask me for the Wi-Fi password" card.
- ❄ Empty one closet or storage bin so guests aren't living out of suitcases on the floor.
- ❄ Stock the bathroom with essentials (toothpaste, shampoo, spare toilet paper) to prevent the dreaded shout: "CAN SOMEONE BRING ME—"
- ❄ Make a simple meal plan so you're not cooking a turkey and 12 side dishes on a whim.
- ❄ Use disposable containers for leftovers so guests actually take them home.
- ❄ Schedule "quiet time"—yes, even adults need a break from holiday chaos.



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