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monthly e-newsletter

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It's so nice to see positive news about the Calgary real estate market! We have been seeing an improvement in the market, most notably since June. Sales continue to improve and in some micro-markets, especially in homes listed under \$450,000, we continue to be in a bit of a seller's market. Sales in the higher price ranges are also improving. In the past month, we have had competing offers on five of our listings and a couple of those sold over list price. We haven't seen that in quite a while! Having your home show well and having it priced right are still crucial to get the best price for your home and that will never change. I am hoping to see a continuation of this slow but steady improvement in the market. The real estate market has recovered faster than the economy in general and I am cautiously optimistic that the market will continue to remain strong into next year. If you are wondering if now is the right time for you to be making a move, please feel free to give us a call to discuss.

-Kelly McKelvie

	23-Jan-09	22-Feb-09	16-Mar-09	20-Apr-09	27-May-09	15-Jun-09	15-Jul-09	15-Aug-09	15-Sep-09
NEW 24 HRS	97	33	31	26	63	24	63	80	65
ACTIVE	4219	4396	4574	4329	4032	3777	3389	3314	3354
SALES 30 DAYS	394	836	919	1101	1503	1587	1745	1404	1250
AVERAGE SALE PRICE	\$415,846.00	\$412,354.00	\$418,676.00	\$417,955.00	\$438,173.00	\$439,870.00	\$444,729.00	\$436,970.00	\$450,838.00
% LIST TO SELL 90 DAYS	28.02%	57.05%	60.28%	76.30%	111.83%	126.05%	154.47%	127.10%	111.81%
SELL PRICE CHANGE SINCE JAN 23rd		-\$3,492.00	\$2,830.00	\$2,109.00	\$22,327.00	\$24,024.00	\$28,883.00	\$21,124.00	\$34,992.00
% PRICE CHANGE SINCE JAN 23rd		99.16%	100.68%	100.51%	105.37%	105.78%	106.95%	105.08%	108.41%
CHANGE IN ACTIVE SINCE JAN 23rd		177	355	110	-187	-442	-830	-905	-865
CHANGE SALES SINCE JAN 23rd		442	525	707	1109	1193	1351	1010	856

The average price for a single family home has gone up approximately 8% since mid January coming into mid September. An average of 394 homes sold in January, now in mid September the City is averaging monthly sales of 1250.

Canada home resales dip from July, up from a year ago

TORONTO (Reuters) - Sales and prices of existing homes in Canada rose in August from a year ago, but broke their monthly streak of gains, data from the Canadian Real Estate Association showed on Tuesday.

The industry group said a total of 42,483 homes changed hands in August, up 18.5 percent from the same month last year. The average price rose 11.3 percent nationally from a year earlier to \$324,779, CREA said.

But sales fell 0.6 percent from July when they topped a record 50,000 units, snapping six consecutive monthly gains. August prices were also a touch lower than a month earlier.

Still, economists were unfazed by the month's dips in an otherwise unexpectedly quick rebound in the housing market this year, with the balance of 2009 expected to see a more modest pace of recovery. Last month, CREA revised its 2009 residential property outlook, saying home prices will rise and sales will stabilize.

-Yahoo Finance