

Megan Stuart Greater Calgary Real Estate

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2024 Q3



I'm NEVER too busy for your referrals!

FREE MARKET EVALUATIONS!

CALGARY HOUSING STATISTICS AUGUST 2024



Calgary housing market sees shifts

Housing activity continues to move away from the extreme sellers' market conditions experienced throughout the spring. Easing sales, combined with gains in supply, pushed the months of supply above two months in August, a level not seen since the end of 2022.

"As expected, rising new home construction and gains in new listings are starting to support a better-supplied housing market," said Ann-Marie Lurie, Chief Economist at CREB®. "This trend is expected to continue throughout the remainder of the year, but it's important to note that supply levels remain low, especially for lower-priced properties. It will take time for supply levels to return to those that support more balanced conditions."

Inventory levels in August reached 4,487 units, 37 per cent higher than last August but nearly 25 per cent lower than long-term trends for the month. Higher-priced properties mostly drove the supply gains, as the most affordable homes in each property type continued to report supply declines.

The supply gains were made possible by both an increase in new listings in August and a pullback in sales activity. There were 2,186 sales in August, representing a 20 per cent decline from last year's record high but still 17 per cent higher than long-term averages for the month. The sales declines were driven by homes priced below \$600,000.

Following stronger-than-expected gains earlier in the year, the pace of price growth is starting to slow. In August, the total unadjusted residential benchmark price was \$601,800, six per cent higher than last year and just slightly lower than last month. Year-to-date, the average benchmark price rose by nine per cent.

Source: Calgary Real Estate Board

Sensational Acreage

RARE OPPORTUNITY! On one of the most sought-after lots in Wintergreen, this pristine acreage faces the golf course & backs onto municipal reserve. Immaculately maintained, wheelchair accessible, indoor swimming pool, beautiful cedar log construction, triple garage! This exceptional property combines rustic elegance, modern convenience, and unparalleled beauty, making it the perfect haven for those pursuing the call of country living.

\$1,598,000

A2159230



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.

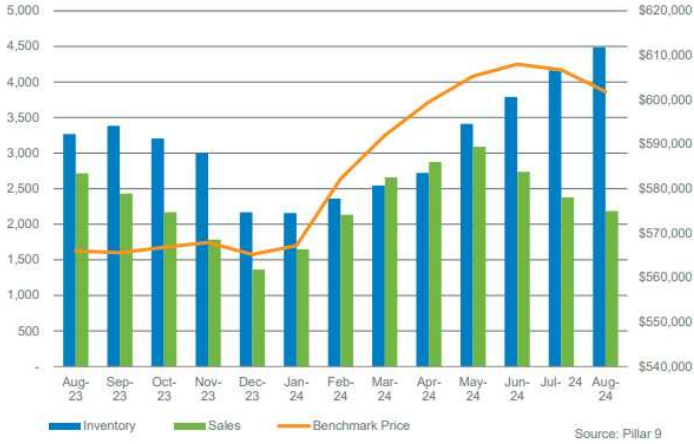
- ◆ Residential
- ◆ Acreages
- ◆ Raw Land
- ◆ Condominium
- ◆ Recreational
- ◆ Commercial

Serving all areas within the Calgary Real Estate Board!

Market Data – August 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/

MOVING MAYHEM

We've all moved...The BOXES, the CHAOS, the STRESS! Here are some practical ways to help friends and family when they move!

FOOD

- ★ Freezer Meals
- ★ Healthy Snacks
- ★ Coffee/Skip The Dishes Gift cards



PACK

- ★ Collect Boxes
- ★ Buy Packing Tape
- ★ Pack/Unpack
- ★ Setup Beds on Move-in Day
- ★ Bring Toilet Paper, Soap & Paper Towels



PRACTICAL

- ★ Dump/Donation Run
- ★ Organize Garage Sales
- ★ Post Items For Sale Online
- ★ Clean the Old/New House
- ★ Painting



FROM THE HEART

- ★ Babysit/Pet sit
- ★ Make a Packing Playlist
- ★ Lend Your Vehicle
- ★ Give Emotional Support
- ★ Take Pictures To Hold Memories
- ★ Run Errands



PACKING TO MOVE



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