

# Megan Stuart Greater Calgary Real Estate

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## 2024 Q4



I'm NEVER too busy for your referrals!

FREE MARKET EVALUATIONS!

### CALGARY HOUSING STATISTICS NOVEMBER 2024



creb

#### Supply on the rise, but not across all price ranges

As we transition into winter, Calgary's housing market is following typical seasonal trends, with activity slowing compared to the fall. However, year-over-year demand remains relatively strong. In November, increased sales in detached, semi-detached, and row homes offset a decline in apartment condominium sales. The 1,797 sales for November mirrored last year's levels and remained 20 per cent above long-term trends for the month.

The significant shift lies in supply. Inventory levels rose to 4,352 units in November, a notable increase from the 3,000 units reported last year. Despite the recent gains, inventory levels remain below long-term trends for the month. "Housing supply has been a challenge over the past several years due to the sudden rise in population," said Ann-Marie Lurie, Chief Economist at CREB®. "Rising new home construction has bolstered supply in rental, new home and resales ownership markets. However, supply improvements vary significantly by location, price range, and property type."

The months of supply have increased to over two months, representing a shift away from the extremely low levels seen earlier this year and in the past three Novembers, which reported under two months of supply. While these more balanced conditions are promising for potential buyers, many market segments still favour sellers. Improved supply options have tempered the pace of price growth. Year-over-year gains range from nearly seven per cent for row homes to nine per cent for apartment-style units. The total residential benchmark price reached \$587,900, reflecting a year-over-year increase of just under four per cent. This slower growth reflects a shift toward more affordable row and apartment-style units. Seasonally adjusted prices have remained stable over the past four months despite unadjusted prices trending down in line with seasonal patterns.

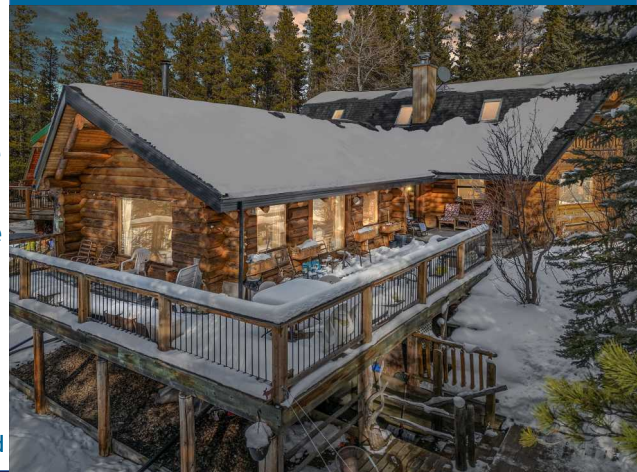
Source: Calgary Real Estate Board

### Living Your Best Life

Located in West Bragg Creek, this gracious log home is the epitome of craftsmanship & character. A former B&B that is stunning architecturally, with versatile spaces to accommodate multi-generational living, this property brings to life the dream of life in harmony with nature!

\$1,580,000

A2143814



### 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 – November 2024

## Calgary

INVENTORY, SALES, AND PRICE



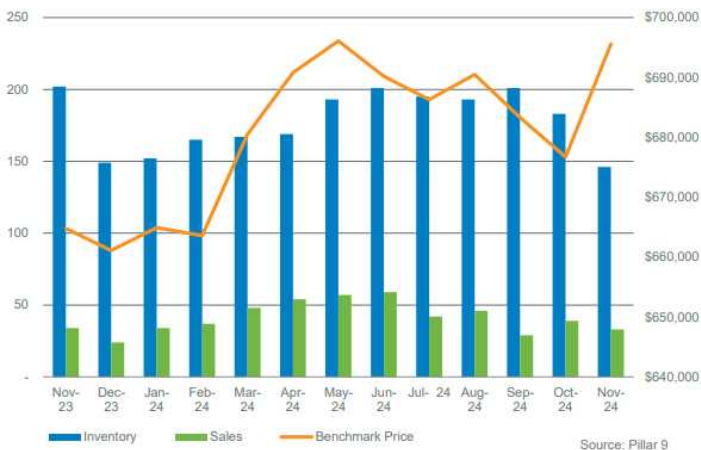
## Foothills County

INVENTORY, SALES, AND PRICE



## Rockyview County

INVENTORY, SALES, AND PRICE



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

# FIREPLACE/STOVE SAFETY

My favourite place to relax and get warm, is in front of a roaring Fire!

Safety is important though, so here are some helpful hints as we enter the winter season!



## Annual Maintenance

- ★ Have the chimney swept
- ★ Restock the woodpile (EASIER in the summer!)

## Maintenance During/After Use

- ★ We should all keep fire extinguishers in our homes – Make sure you know where the closest one to the fireplace is!
- ★ Leave a 1" bed of ash as it helps distribute heat and insulates the fire. When removing ash, make sure it's completely cooled (12 hours).
- ★ Clean the glass once it's cooled. Wet newspaper dipped in ash will take off any buildup easily!
- ★ The best fire is a hot fire – One that is well supplied with fresh air and has lots of fuel. If you're going to burn, make it a good, clean burn!

## What To Burn

- ★ Natural, untreated, unpainted wood – The harder the better! Soft woods produce more creosote, which can lead to chimney fires. In our area, Spruce and Pine would be the best natural options. Aspen/Poplar is a very soft wood, so save it for your firepit!
- ★ Paper/print – Nothing glossy, and be sure to remove staples ahead of time.

## Ash Uses

- ★ Enrich & balance acidic soil (Compost piles, gardens, etc. Also deters bears & ants!)
- ★ Stop algae blooms on ponds (1Tb/1000gal)
- ★ Livestock – Litter deodorizer, helps remove mites and fleas, water purifier, source of calcium
- ★ Cleaning – Glass cooktops, silver polishing, BBQ grills (Natural charcoal to grill too!)
- ★ More ideas here:  
<https://www.ruralsprout.com/wood-ash-uses/>

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