

# APRIL

2010

## SINGLE FAMILY

	February	March
New Listings	2,154	2,988
Sales	1,035	1,396
Avg. Price	\$ 458,254.00	\$ 471,269.00
Avg. Price 2009	\$ 415,568.00	\$ 420,354.00

## CONDOMINIUMS

	February	March
New Listings	1,109	1,376
Sales	536	609
Avg. Price	\$ 282,880.00	\$ 296,660.00
Avg. Price 2009	\$ 268,971.00	\$ 284,056.00

## RESIDENTIAL

	February	March
New Listings	203	318
Sales	59	66
Avg. Price	\$748,506.00	\$ 970,295.00
Avg. Price 2009	\$ 748,516.00	\$ 755,968.00



**MaxWell**  
Canyon Creek

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## EARLY RISE IN MORTGAGE RATES TO BOOST CALGARY HOUSING SALES

"The spring market has come early to Calgary," said Diane Scott, president of CREB®. "Improved economic conditions, better employment prospects, and an earlier than expected rise in mortgage rates are all contributing to this early boost in sales this year."

Undoubtedly the recent announcements by all our major banks to raise mortgage rates are motivating buyers to take the plunge," Scott acknowledges. "But Calgary's market remains in a healthy position and our sales are not outstripping supply. The rise in demand will also motivate sellers to consider listing this spring."

"There has been some speculation that mortgage rate hikes will adversely affect housing demand in the long-term, but we should keep in mind that a rise in rates was fully expected. The Bank of Canada has been operating at emergency rates as a response to the global recession. While a rise in rates may tone down demand later this year, we don't feel this adjustment will prevent the vast majority of buyers with healthy credit to enter the housing market," said Scott.

"Overall, Calgarians should feel positive about the housing market. Sales and price growth are in line with a more balanced and normalized market. We are seeing a return to stability and optimism in Calgary as we shake off our recessionary blues. Mortgage rates are just one factor in the housing equation—a more positive economic outlook and improved job prospects will play a bigger role in the long-term," added Scott.

For your peace of mind:  
**Do it Right.**  
Hire a Professional.  
Hire a REALTOR.

# UPCOMING EVENTS

## Bow Habitat Station

4/17/10 - 4/17/10 - Discover Alberta's fish, wildlife, and wild spaces. Don't miss the Spring Splash event at Bow Habitat Station, on April 17th from 8:30 to 4:30. Come for a free pancake breakfast and then participate in fun activities for all ages. You can even feed the fish! The Bow Habitat Station is located in the heart of Calgary near 17th Ave and 17 A Street Southeast.

## The Calgary Public Library's Ecopalooza Fair!

4/17/10 - 4/17/10 - The Calgary Public Library - Central branch 616 Macleod Trail SE (Smaller-scale Ecopalooza events will also be happening at the Crowfoot and Fish Creek branches that day.)

## Flower Potting Workshop for Kids

4/17/10 - 4/17/10 - The market will be hosting an all-day, free potting workshop for kids. This will be taking place in the food court and will give kids the opportunity to learn about spring and gardening, plus each participant will get the chance to pot a plant to take home.

## Calgary Farmers' Market Tour

4/17/10 - 4/17/10 - Enjoy a tour of the market led by Food Critic, John Gilchrist. John will show you his favourites at the market, introduce you to some vendors and get you some exclusive free samples. This tour has space for 10 participants only so register soon via e-mail at [info@calgaryfarmersmarket.ca](mailto:info@calgaryfarmersmarket.ca).

## Olds College Annual Spring Fashion Show

4/17/10 - 4/17/10 - Olds College Calgary Campus is gearing up for its Annual Spring Fashion Show! This year the 2010 students will be choreographing the fashion show at Centre Court in SouthCentre Mall on April 17th at 2:00 p.m.

## Climb and Run for Wilderness

4/17/10 - 4/17/10 - Climb and run for wilderness is an annual Alberta Wilderness Association Earth day fundraiser held at the Calgary Tower in Calgary, Alberta. People pay a registration fee and collect sponsorship money which allows them the unique opportunity to climb the stairs inside the Calgary Tower.

## The Twitter Of Murder

4/23/10 - 4/23/10 - Cocktails, 6 pm; Meal & Show 7 pm. Howe Tweet is determined to bring the Twemendous Twend of Twitter to the world. But he learns of a plot to sabotage the system by adding superfluous W's everywhere.

## Grand Opening Celebration--Trico Centre

4/24/10 - 4/24/10 - Calgary Zoo  
11:00 am - 3:00 pm Included in this free event are meet-and-greets with Olympians, indoor kids carnival, free skating and swimming, and much more!

## Growing Herbs at Home Class

4/24/10 - 4/24/10 - The market will be hosting a free class - Growing Herbs at Home. This will be taught by our resident herb expert Tracey Aubin of Terra Farms. The class will run from 10 to 11am.

## Calgary Comic & Entertainment Expo

4/24/10 - 4/25/10 - Western Canada's largest pop culture convention. Come join over 10,000 fans of comics, sci-fi, television, anime, gaming, horror, toys, animation and more.

## During each Millionaire Mind Evening seminar

4/28/10 - 4/28/10 - Reveal the root causes of money problems. - Demystify the destinies of rich and poor. - Explain how (and why!) some people are programmed to fail. - Show how to generate amazing results.

## FunnyFest - Calgary's Comedy Festival

4/29/10 - 5/9/10 - Locals and visitors can laugh it up at Calgary's FunnyFest Comedy Festival, which features more than 70 performers at 40 comedy showcases at 9 venues over 11 nights. Looking for an adrenaline rush? Nightmare Now is a frightfully fun Scare House that will terrify visitors to the bone.

Spring is the optimum time to sell a home. Regardless of whether it's a buyer's market or a seller's market, inventory almost always rises in the spring. Why? Because the largest number of buyers are actively searching for a new home during the months of April, May and June.

Happy Easter 2010