

December



Bill White

Cell: 403.651.3999
 Fax: 403.253.6173
 email: whitebill@shaw.ca
 web: WWW.billwhite.ca



Canyon Creek

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

Alberta is a beacon of light in next year's market

	October	November	Single Family
New Listings	2,322	1,567	
Sales	820	670	
Avg. Price	\$449,100	\$435,471	
Avg. Price '07	\$452,254	\$462,134	

	October	November	Condominiums
New Listings	1,071	741	
Sales	399	284	
Avg. Price	\$289,148	\$285,820	
Avg. Price '07	\$331,617	\$312,710	

	October	November	Country Residential
New Listings	190	123	
Sales	62	28	
Avg. Price	\$731,996	\$565,889	
Avg. Price '07	\$884,703	\$813,726	

The CMHC fourth quarter outlook indicates Alberta will post higher single detached housing starts next year, increasing by 3.4%, while the remaining provinces will see single house starts move lower.

While sales have been easing throughout the first half of this year, new listings have continued to rise into record territory. Thus, the strong seller's market that has existed since 2002 has given way to balanced markets in most regions across the country.

The first half of this year has seen slightly lower in MLS® sales and record high levels of new listings; this has brought balance to the Canadian resale market.

In Alberta and B.C., more balanced markets combined with decreased sales activity will cause growth to slow in 2008 and 2009, especially because these two provinces saw prices rise well above the Canadian average.

The CHMC outlook states that as more new listings enter the national resale market and sales continue to ease, future price growth will be well below the price increases seen over the previous six years.

For 2008 and 2009, the MLS® annual average price will rise 0.3% to \$306,500 in 2008 and 0.1% to \$306,700 in 2009.

Posted mortgage rates will decrease slightly in the first half of 2009 as the cost of credit to financial institutions eases.

Source(Edited for Content): Calgary Real Estate News

MLS® sales activity shows the typical seasonal slowdown, as the end of 2008 approaches, according to figures released by the Calgary Real Estate Board (CREB®). New Listings and Sales in November dropped for Calgary Condominiums, Single Family, and Country Residential properties from the month previous. The average Sale prices of Single Family homes and Condos declined slightly from October to November compared to Country Residential average sales prices which decreased 23%.



Merry Christmas

**Zoolights presented by ENMAX -
Calgary Zoo**

11/28/08 - 1/3/09

Gates close at 8:30 pm. Surround your family with the beauty and splendor of over 2.5 million twinkling lights.

Airdrie Festival of Lights

12/1/08 - 12/31/08

Nose Creek Park, Airdrie, Alberta

6pm-9pm nightly Free admission and free parking

ASA Southern Snowmobile & ATV Show

12/6/08 - 10/7/08

Roundup Centre Hall B

Stage West For Kids - Santa's Secret

12/6/08 - 12/6/08

Stage West Dinner Theatre 727 - 42 Avenue S.E.

So you think you know about the jolly old elf at the north pole?

Floatables are back at the Talisman Centre

12/7/08 - 12/7/08

Talisman Centre 2225 Macleod Trail S

Come to Talisman Centre and play on a giant, floating, inflatable theme park! There will be floatables in the pool from 1:00PM to 4:00PM

Festival of Crafts

12/4/08 - 12/7/08

Roundup Center Hall C, Calgary

Thursday, Friday 10-9, Saturday 10-6, Sunday 10-5.

Kicking Horse Mountain Resort Opening Day

12/12/08 - 12/12/08

Kicking Horse Mountain Resort, Golden KHMR opens for the Winter Season

Brunch with Santa: Calgary Zoo

12/13/08 - 12/13/08

Calgary Zoo

Christmas in Kensington

12/20/08 - 12/20/08

With over 260 unique and shops, services and restaurants, you'll not only find the perfect gift, but will really enjoy your day in the village.

Celebrate Christmas in Calgary

12/23/08 - 12/23/08

Olympic Oval

Noon until 5 pm. Calgary's Child is delighted to join 88.9 Shine FM.

12 Days of Christmas at Elbow River Casino

12/13/08 - 12/24/08

Elbow River Casino 218 18th Avenue SE

Illusions Magic and Miracles: Holiday Benefit Magic show

12/27/08 - 12/27/08

**Southern Alberta Jubilee Auditorium
In aid of Muscular Dystrophy Canada.**

