

FEBRUARY

Single Family Home Sales expected to grow before the start of 2010.

The Calgary Real Estate Board (CREB®) hosted its annual Forecast Conference and Tradeshow in January at the Stampede Park Roundup Centre. The conference featured a key note address and market forecast by CREB®'s newly elected President Bonnie Wegerich. "There is no doubt we are seeing a significant slowdown as Greater Calgary transitions to a more stable and balanced housing market," Wegerich acknowledged. "A door may be closing, but a window is opening. The window of opportunity couldn't be better for buyers right now." Total new listings in metro Calgary for single family homes held steady at just over 31,000 in 2008, this figure down just 1% from total new listings in 2007. Wegerich expects the number of single family listings to remain at similar levels through 2009. This leaves buyers with a healthy selection of homes to choose from at reduced prices. "The market has softened, but there is no free fall here," Wegerich points out. "With housing prices reaching record highs in 2006 and 2007 there are many sellers out there that still have an opportunity to make respectable gains." Selection and

choice is the real difference in today's market--something buyers didn't have before. A return to more normal market conditions means people have the time to shop around and find the house that's right for them rather than making an offer just to get something, says Wegerich. In her forecast, Wegerich predicts prices of single family homes in Calgary metro will drop 2% overall in 2009 for an average sale price of \$451,120. She expects consumer confidence will improve in the latter half of the year and we could see single family home sales grow as much as 10% before the start of 2010.



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Single Family:

	DEC	JAN
New Listings	836	2,068
Sales	449	550
Avg. Price	417,398	413,049
Avg. Price '08	444,769	455,297

Condominiums:

	DEC	JAN
New Listings	431	941
Sales	205	225
Avg. Price	274,919	270,940
Avg. Price '08	304,719	311,232

Country Residential:

	DEC	JAN
New Listings	80	189
Sales	25	14
Avg. Price	726,195	1,009,571
Avg. Price '08	852,641	1,114,111

MaxWell

Canyon Creek

For your peace of mind:

Do it Right.

Hire a Professional.

Hire a REALTOR.

Happy Valentine's Day & HAPPY FAMILY DAY

Calgary Events

Winter Carnival

Dates : 2/7/09 - 2/7/09

Fort Calgary, 750 – 9 Avenue SE, Calgary
10 AM - 4 PM.

Don't Forget January at the Zoo: Wee

Wigglers

2/7/09 - 2/7/09 - Calgary Zoo

For the wee ones, 18 months to 5 yrs. Bring them to the zoo for a special visit with some of the coolest animals at the zoo!

2009 Wine Seminars at The Cellar: Port and Chocolate For Your Valentine - 2/11/09 - 2/11/09

#100, 137 - 8 Avenue SW

A Cellar tradition! Sweets for your sweetie. Port and chocolate makes for the very best Valentine's gift.

Movies at the Museum: The Hindenburg

2/12/09 - 2/12/09 - Aero Space Museum

The Aero Space Museum will continue its series of free movie nights for members and friends for a fifth year.

Kicking Horse Mountain Resort Valentines Day Dinner at the Eagle's Eye

2/14/09 - 2/14/09 - Kicking Horse Mountain Resort

Take your sweetie to one of the world's 14 most romantic restaurants for a signature Eagle's Eye dinner

Family Fun Night

2/15/09 - 2/15/09 - Kicking Horse Mountain Resort - As part of family day weekend.

Calgary Boat & Sportsmen's Show

2/12/09 - 2/15/09 - Roundup Centre, Stampede Park
Calgary's original boat & sportsmen's show. "More to explore than ever before!"

Frank Slide Family Day

2/16/09 - 2/16/09 - The Frank Slide Interpretive Centre

Family Day

2/16/09 - 2/16/09 - Head-Smashed-In

This fun-filled day will include a variety of activities and entertainment for the entire family to enjoy.

Papa John's Family Day Skate

2/16/09 - 2/16/09 - Olympic Oval

Noon to 4pm. Join us as we celebrate Family (Fun) Day!

Winefest 2009

2/19/09 - 2/21/09 - Stampede Park's Big Four Building
7:00pm-10:00pm. Celebrate Winefest's 17th year in Calgary.

World of Wheels

2/22/09 - 2/24/09 - Roundup Center, Stampede Park

Calgary Home & Garden Show

2/28/09 - 3/1/09

Stampede Park 1410 Olympic Way SE