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TOP 5 SIZZLING TIPS FOR SELLING A HOME DURING THE SUMMER!

- 1. Highlight Outdoor Living Space:** Many buyers put a premium on a great outdoor living space, so highlighting the outdoor area is a great way to impress potential buyers. One of the best staging tips is to help buyers envision themselves spending time relaxing outside.
- 2. Depersonalize & Declutter The Home:** When selling a home during the summer, another simple but effective tip, is to depersonalize and declutter both the inside and out.
- 3. Stage The Home To Reflect The Summer Season:** Staging, such as placing bright flowers on a table, planting flowers in a window box, and having summer scented candles are all relatively simple, but can make a home stand out!
- 4. Address Necessary Repairs Prior To Listing:** One of the quickest ways to scare away potential home buyers is by not addressing necessary repairs. For example, if a home has a very old roof with visible damage, not addressing this prior to listing will likely result in the owner potentially losing out on a fair amount of money from their sale.
- 5. Consider Having A Pre-Listing Inspection:** There are many benefits of a pre-listing home inspection. It allows the seller to make repairs before listing the home and it ensures a smoother, more efficient transaction.

INVENTORY RISES, BUT SELLERS' MARKET CONDITIONS PERSIST



With 2,989 sales, housing market activity hit a new May record. Despite strong levels of sales, they did trend down relative to last month. Additionally, there were 4,562 new listings, causing seasonally adjusted inventory levels to increase over last month.

"The recent gains in prices have encouraged more homeowners to list their homes and take advantage of the current market situation," said CREB® chief economist Ann-Marie Lurie. "However, the inventory gains are still not enough to offset the demand growth and the market continues to favour the seller. Prices are rising, but they are still recovering in our market from previous highs in 2014.

The months of supply did trend up slightly this month to just over two months, but it was not enough to halt the upward pressure on prices. The unadjusted benchmark price in May reached \$455,200. This is one per cent higher than last month and nearly 11 per cent higher than prices recorded last year.

MONTHLY CALGARY HOUSING SUMMARY

Stats are comparison of year-to-date condominium/apartment, condominium/townhouse, and single-family average sale prices.

DETACHED	APRIL 2021	MAY 2021	SEMI-DETACHED	APRIL 2021	MAY 2021	ROW	APRIL 2021	MAY 2021	APARTMENT	APRIL 2021	MAY 2021
NEW LISTINGS	2774	2732	NEW LISTINGS	438	375	NEW LISTINGS	630	658	NEW LISTINGS	837	797
SALES	2047	1911	SALES	299	281	SALES	424	418	SALES	440	379
AVG. PRICE	594,725	595,881	AVG. PRICE	537,761	505,043	AVG. PRICE	329,931	327,091	AVG. PRICE	265,229	289,538
AVERAGE PRICE MAY 2020		515,831	AVERAGE PRICE MAY 2020		426,824	AVERAGE PRICE MAY 2020		283,243	AVERAGE PRICE MAY 2020		237,921

If you are interested in knowledgeable real estate information, buying, or selling, please call:

403-256-3888

RE/MAX
LANDAN REAL ESTATE

Not intended to solicit properties already listed for sale.

Peach, Basil and Ricotta Flatbread



Ingredients:

- 2 store-bought whole wheat flatbreads or naan
- 2/3 cup ricotta (enough to generously cover the top of each flatbread, this amount is dependent on the size of your flatbreads)
- 1 to 2 ripe yellow peaches, peeled and sliced (1 only needed one)
- 2 teaspoons fresh basil, chopped (a few big basil leaves' worth)
- Sea salt and black pepper
- Balsamic vinegar reduction, for drizzling

Instructions:

- Preheat the oven to 425 degrees Fahrenheit
- Place the flatbread in a cast iron pan or baking sheet.
- Spread ricotta evenly across the flatbread, leaving 1/4 inch around the edges.
- Place slices of peach on the ricotta.
- Bake for 10 to 12 minutes. Sprinkle with chopped basil, sea salt and freshly ground black pepper.
- Slice, then drizzle with balsamic reduction

cookieandkate.com/simple-peach-basil-and-ricotta-flatbread

WHAT IS A REAL PROPERTY REPORT (RPR)?



A Real Property Report (RPR) is a survey of a property. These surveys reflect various elements and features of a property including the structures of (house, garage, all fences, larger sheds, etc) as well as other elements including encroachments, easements and right of ways.

WHO NEEDS A REAL PROPERTY REPORT?

If you are ready to sell your home, this is an important document you need to have. In most real estate contracts, you are required to have an up to date real property report. It is an important element that buyers will require to ensure that there are not any major concerns; which could include fences or structures on the neighbors property, or issues with items on your home.

HOW TO SAVE MONEY ON A REAL PROPERTY REPORT?

There are some land surveyors who will provide discounted rates if you have previously received an RPR with them and it just needs to be updated. Give the original company a call and explain your changes; this should find you the best savings for updating your report.

HOW MUCH DO REAL PROPERTY REPORTS COST?

While the cost can vary by the various Real Property Report providers in the city, expect prices to range between \$450 to \$600 on your typical single family detached home. You will have higher costs for bigger and more complicated properties. Your survey should be completed by a company that belongs to the Alberta Land Surveyors' Association. Surveyors are professionals who are governed by provincial law, that sets a mandate to protect the public's interest in regards to boundaries of real estate property.

BENEFITS OF HAVING A REAL PROPERTY REPORT:

- 1) Having the details and dimensions of your property and maintain peace of mind knowing whether or not your home is within its boundaries and obeys all municipal bylaws.
- 2) It can bypass delays and potential hold backs that may tie up thousands of dollars in trust.
- 3) Building dimensions, encroachments, improvements and utility right of ways are accurately and easily identified.
- 4) Problems can be identified and addressed before the sale is finalized.

THINGS TO DO

ZOO BREW

JUNE 25, 2021 | 5 PM

Cheers to a hoppy night at the zoo! It's an evening full of local craft beer, local food, fun activities and best of all ... no kids! Wander the zoo with a drink in hand at this twilight event and watch as the zoo transforms into a peaceful evening escape. (calgaryzoo.com/events/zoobrew)

CALGARY NIGHT MARKET

JUNE 26, 2021 | 5 PM – 11 PM

A night time of fun shopping with friends and family. We are a culturally diverse market that sell handmade and local goods. Indulge in delicious street foods and more. (todocanada.ca/city/calgary/event)

IN CALGARY