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CREB®'S CALGARY & REGION  
Q2 2021 HOUSING REPORT RELEASED

Calgary sales totalled 15,050 units after the first half of the year, the highest levels seen in more than a decade.

"While pent-up demand and low interest rates were expected to support sales growth in 2021, the strength in housing demand has surprised many, especially given the amount of job loss that occurred due to the pandemic," said CREB® chief economist Ann-Marie Lurie.

Sales are expected to exceed 24,000 units on an annual basis, making 2021 the best year of sales since 2014. Over the first half of the year, supply gains have not kept pace with demand, resulting in sellers' market conditions and strong price gains.

This is especially true in the detached sector, where benchmark home prices went from \$492,000 in Jan. to \$537,200 in June.

"The gains in supply are expected to continue in the second half of the year, eventually supporting more balanced conditions and easing the upward pressure on prices."

The pace of price growth is expected to slow, but thanks to the gains in the first half of the year, prices are still expected to rise by more than eight per cent on an annual basis in 2021.

EASY STORAGE SOLUTIONS FOR  
CONDOS AND SMALL SPACES



One of the biggest challenges a condo owner faces, is finding enough storage space within their home. Many condos (especially newer builds) offer secured storage locker space, but that isn't always a practical solution, and the challenges for finding balance and minimizing clutter can be difficult. So here are a few storage hacks that are practical, yet stylish!

UNDER BED STORAGE

Purchasing a bed with storage beneath can be incredibly valuable. It's a perfect option for those less used pieces of clothing that take up a lot of space, or for your rotating seasonal attire.

VANISHING OR FOLD DOWN DESKS

Depending on your available space / layout, it might be crazy to contemplate a full sized office / desk solution and your boss probably won't be in favor of you working from your bed, a floating / folding or vanishing desk might just be your best option! An easy DIY project for the weekend, a vanishing desk allows you to have a dedicated work space for the daily grind with the option to fold and hide it away when you're

FLOATING SHELVES

Floating shelves can be used to store books, plants, picture frames, or done as a space saving solution for bedrooms as side tables. When done right and not over cluttered, floating shelves can truly liven up a room and provide much needed storage space.

DOOR STORAGE

In low traffic spaces (laundry room) behind the door storage can be a game changer, shoes, hats, or other apparel and accessories can all be nicely mounted on the back of a door with the many different door hanging storage solutions available.

MONTHLY CALGARY HOUSING SUMMARY

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

DETACHED	JUNE 2021	JULY 2021	SEMI-DETACHED	JUNE 2021	JULY 2021	ROW	JUNE 2021	JULY 2021	APARTMENT	JUNE 2021	JULY 2021
NEW LISTINGS	2393	1822	NEW LISTINGS	382	320	NEW LISTINGS	611	511	NEW LISTINGS	750	643
SALES	1819	1413	SALES	243	209	SALES	411	351	SALES	442	346
AVG. PRICE	583,595	584,346	AVG. PRICE	509,071	490,949	AVG. PRICE	343,802	326,817	AVG. PRICE	257,438	259,629
AVERAGE PRICE JULY 2020		544,677	AVERAGE PRICE JULY 2020		439,999	AVERAGE PRICE JULY 2020		303,214	AVERAGE PRICE JULY 2020		261,609

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403-256-3888

RE/MAX  
LANDAN REAL ESTATE

Not intended to solicit properties already listed for sale.

# CAPRESE CHICKEN LASAGNA



<https://food.thefeed.com/2019/01/16/caprese-chicken-lasagna/>

- 1 box lasagna noodles
- 1 tbsp. extra-virgin olive oil
- 1 lb. boneless skinless chicken breasts, cut into pieces
- 2 tsp. dried oregano
- Kosher salt
- Freshly ground black pepper
- 2 tbsp. balsamic vinegar
- 3 cloves garlic, minced, divided
- 3 tbsp. butter
- 3 tbsp. all-purpose flour
- 2.5 c. milk
- 5 c. shredded mozzarella, divided
- 3/4 c. freshly grated Parmesan
- 1 16-oz. container ricotta
- 1 large egg
- 4 roma tomatoes, thinly sliced
- 1/2 c. thinly sliced basil leaves, plus more for garnish
- Balsamic glaze, for drizzling

Preheat oven to 375°. In a large pot of salted boiling water, cook lasagna noodles until very al dente. Drain. Meanwhile, in a large skillet over medium heat, heat oil. Season chicken with oregano, salt, and pepper. Cook until golden and cooked through, 8 minutes. Add balsamic vinegar and half the garlic to pan and stir until combined. Transfer to a plate. Make sauce: Return to skillet over medium heat and melt butter. Add remaining half garlic and cook until fragrant, 1 minute. Add flour and cook until golden, 1 minute more. Add milk and simmer until thick and creamy, 3 minutes, then add 1 cup mozzarella and Parmesan. Season with salt and pepper. In a small bowl, stir together ricotta and egg and season with salt and pepper. In a large baking dish, spread a thin layer of sauce. Add a layer of lasagna noodles, slightly overlapping, and top with about a third of ricotta mixture, a third of tomatoes, a third of the basil, a third of the cooked chicken, another layer of sauce, and a third of mozzarella. Repeat with three layers, ending with mozzarella. Bake until bubbly and golden, 35 minutes. Garnish with basil and drizzle with balsamic glaze before serving.

# FACTORS THAT INFLUENCE A HOME'S VALUE



*Trying to price a home accurately, whether you're preparing to sell a house or you're ready to make an offer on one, is challenging. Even if you've had experience in the real estate market, home prices can differ substantially from your initial evaluations.*

*Effective home valuations make the home selling process faster and less stressful, and knowing the right value of a home can help you secure a better deal for your buying client.*

**1. LOCATION** - The neighborhood is one of the biggest influencers of a home's value, responsible for both qualitative and quantifiable aspects of a home's appeal. For example, school system quality and home prices tend to be strongly correlated.

**2. AGE & CONDITION** - You'll need to think about the home's age and condition. Newer homes will sell for more than older homes because they'll typically require less maintenance. However, an older home that's been well-maintained may sell for just as much as a newer home — condition matters. Things like the home's foundation, structural integrity, electrical work, plumbing and fixtures are all worth considering.

**3. MARKET** - Even if your home is in excellent condition, in the best location, with premium upgrades, the number of other properties for sale in your area and the number of buyers in the market can impact your home value. If there are a lot of buyers competing for fewer homes it's a seller's market. Conversely, a market with few buyers but many homes on the market is referred to as a buyer's market.

**3. IMPROVEMENTS** - Upgrades, updates, and home renovations can significantly increase the value of your property, especially older properties that might have outdated features. Kitchen and bathroom renovations are some of the improvements that could have the biggest effect on the home's value.

**3. ENVIRONMENT** - Environmental factors refer to the interaction between people and urban development with the natural environment. Every piece of real estate development impacts the environment in some way because development changes the natural interaction among land, water, and animals. In many cases, development occurs specifically because people desire to utilize the natural environmental resources of a location.

THINGS TO DO

JAZZ YYC  
SUMMER FESTIVAL

AUGUST 19 - 22, 2021

Summer Jazz Festival by Jazz YYC brings jazz music to mainstage venues with late night concerts, jams, and free public workshops.

([www.chatterblock.com/events/326322/jazz-yyc-summer-festival/](http://www.chatterblock.com/events/326322/jazz-yyc-summer-festival/))

GLOBALFEST 2021

AUGUST 19 - 28, 2021

Every August, the skies of Calgary light up with thousands of lights when the annual Globalfest festival takes place at Elliston Park.

(<https://rove.me/to/calgary/globalfest>)

IN CALGARY