

MOVE AHEAD

403-253-5305

homes@brounprice.com



House & Home

Volume 11 • July/August 2009

CALGARY METRO HOME SALES SHOW SIGNS OF STRENGTH

Calgary, August 4th, 2009 – The number of single family homes and condos sold in July in Calgary metro are both up from the same time a year ago according to figures released by the Calgary Real Estate Board (CREB®).

MLS® sales activity of single family Calgary metro homes in the month of July 2009 increased 21 per cent from the sales in July 2008. This is a decrease of 14 per cent in from sales in June of this year. The number of condominium sales for the month of July 2009 increased 31 per cent from the condominium sales recorded in July 2008, which is a decrease of 5 per cent from the condominium transactions recorded last month.

“We are continuing to see market improvement in Calgary home sales,” says Calgary Real Estate Board President, Bonnie Wegerich. “These are healthy sales numbers in a month when we typically expect a summer slowdown”. “Confidence has definitely returned to the housing market,” noted Wegerich. “Buyers’ moods have been buoyed by news that an economic recovery, albeit gradual, seems to be underway.”

The average price of a single family Calgary metro home in July 2009 was \$436,782, showing a decrease of 2 per cent from June 2009, and a decrease of 4 per cent from July 2008. The average price of a Calgary metro condominium was \$285,032, showing no significant change from June 2009, and a decrease of 4 per cent over last year. Average price information can be useful in establishing trends over time, but does not indicate actual prices in centres comprised of widely divergent neighbourhoods or account for price differentials between geographical areas.

“We’ve also seen prices start to lift gradually from their lows. Although year-over-year prices are still down, average prices have come up since the beginning of the year,” said Wegerich. “It is the first-time homebuyers that continue to fuel this recovery,” added Wegerich. “We expect more and more move-up buyers will follow suit as consumer confidence grows and economic fundamentals continue to get better. Improvements in employment and oil prices will continue to be a key concern for the Calgary market”.

Single family Calgary metro new listings added in the month of July were down 7 per cent from June 2009, a decrease of 18 per cent from July 2008. Calgary metro condominium new listings added in July 2009 were down 1 percent from June 2009. This is a decrease of 22 per cent from July 2008.

“Remarkably, our listings count continues to trend lower,” said Wegerich. “We have shifted from a market that favoured the buyer to one that is far more balanced. We may begin to see modest price appreciation as inventories are drawn down by sales.”

Information courtesy of CREB

NOTABLE QUOTE

"Many of life's failures are people who did not realize how close they were to success when they gave up."

- Thomas Edison

HOMEMADE BRUSCHETTA

2 large Garlic Cloves, chopped

Salt and Pepper to taste

1/3 cup Olive Oil

6-8 Roma Tomatoes, coarsely chopped

Handful of chopped Fresh Basil

24" Baguette

Grated Provolone, Fontina

or Mozzarella Cheese (optional)



PREHEAT oven broiler.

IN A SHALLOW BOWL, combine garlic, salt, pepper and a few drops of oil. Mash with the back of a wooden spoon to make a paste. Stir in olive oil. Add tomatoes and basil. Toss gently and set aside.

CUT bread in half, lengthwise. Brush each half with additional oil and place under the preheated broiler until golden brown.

SPOON tomato mixture onto each half and drizzle with remaining oil. (If desired, sprinkle with grated cheese.)

BROIL—watch carefully! Cut and serve immediately.

UNDERSTANDING THE BATHROOM GENDER DIVIDE



Ever wonder what your significant other is doing behind the shower curtain? Curious as to why women consistently take longer showers than men? Whether the toilet seat is left up or down or the toothpaste cap is left on or off -- the differences between men and women's bathroom habits are undeniable.

A recent "Behind the Shower Curtain" study by Water Pik Inc. took a peek at how men and women spend their time in the bathroom, what they value most about their behind-the-curtain experience and the nuances between each gender's bathroom behaviours. Findings reveal that while a gender divide may exist -- knowledge can be powerful when it comes to conquering bathroom discrepancies between men and women.

The survey's steamiest findings include:

* If you thought women were notorious for using all the hot water -- think again. On average, men shower only two minutes less than women (14 minutes for women vs. 12 minutes for men).

* While women use shower time to contemplate chores, problems and weight, men spend their shower time thinking about work, sex and day dreams.

* Although it takes two to tango -- more men (66 percent) than women (55 percent) admit to showering with another adult for intimacy.

* Despite a growing number of female do-it-yourselfers, men are more than twice as likely as women to say they have personally changed a showerhead.

* While a relaxing soak in the tub was once in high demand -- only one in 10 women and one in 20 men take baths more often than showers.

Sharing a bathroom with an opposite-gendered counterpart can frequently trigger pet-peeve overload. The survey found that toothpaste gobs in the sink ranks in the top two on the list of pet peeves for women, while hair in the drain ranks similarly high on the list of pet peeves for men.

While men and women spend plenty of time irritated with each other's bathroom habits -- it seems they can agree on one thing -- low water pressure is the No. 1 bathroom pet peeve amongst both groups. Surprisingly, an overwhelming majority of both men and women also agree that they would rather pay bills than clean the shower.

Though it appears the bathroom gender divide is unavoidable, pet-peeve relief and shower bliss is within reach. Consider the following shower tips for a better behind-the-shower-curtain experience:

For the men. Be sensitive to the slightly extended timing of your female counterpart's showers -- considering she shaves an average of 4.9 minutes per shower and spends more time contemplating her to-do list.

For the women. Appreciate your male's willingness to change the showerhead -- but also keep in mind that changing a showerhead does not require a plumber and takes just minutes of your time.

Get the water pressure you deserve. While it might not be so surprising that water pressure is the No. 1 concern in the shower, take time to explore the advanced water technology available today.

DÉCOR CAN HELP WOW YOUR MATE

When it comes to impressing your mate, forget about diamonds and designer gifts. You're more likely to snag a date based on your decorating taste than with bling.

A majority of men and women - 88 and 85 percent, respectively - would prefer to receive a room makeover over a pricey pair of diamond earrings or watch, according to the KILZ Roller Report . The annual survey, which polled 1,000 people across the United States and Canada, revealed surprising insights into how men and women perceive home decor in its fifth edition, "If Your Walls Could Talk."

Lisa LaPorta, host and designer of HGTV's *Designed to Sell* and *Bang for Your Buck*, has interpreted the survey results and created some corresponding tips to add personality and appeal to your home's decor.

"A person's home offers insight into who they are and how they live their life, so it's not surprising that suitors consider the decor of potential mates in the early stages of dating," says LaPorta. "Thankfully, it's easy to seem design-savvy by making quick updates with inexpensive options that won't break the bank."

Men and women want to wine and dine at home. Given the current economy, 56 percent of people would rather dine in with friends than eat out at a restaurant. According to LaPorta, a restaurant's decor is one of its key draws, and most restaurant designers rely on the same basic ingredients: lighting and color.

"For less than \$100 - often the cost of dinner for two - you can create the same ambiance in your own dining room by replacing overhead fluorescent lights with lamps and candles that create a flattering glow and cast dramatic shadows," says LaPorta. "Choosing neutral, inviting wall colors like warm gray or buttery tan and finishing the look with appetite-stimulating bright red, orange or pink accents will ensure your guests come back for seconds."

Your apartment speaks volumes. Sixty-three percent of women consider home decor a key indicator of a man's personality and maturity level. LaPorta advises guys to lose the dozens of rock 'n roll posters and sports memorabilia they've been collecting since childhood.

"Select one or two of your favorite pieces and have them professionally matted to make them feel more like one-of-a-kind art than part of a giant collection," says LaPorta. "You may also want to consider rearranging your furniture so oversized TVs aren't the focal point of the room."

Ladies, bright wall colors are a buzz kill. Sixty-six percent of men prefer neutral walls to bolds, so LaPorta suggests that bold wall colors can be intimidating and distracting to a new male suitor.



"Try giving your space a weekend facelift by changing a bright colored wall to a more appealing tan or beige," says LaPorta. "Start with a high-quality, fast-drying primer like KILZ Premium, which allows for fewer topcoats to hide any traces of your past extravagant paint decisions. Add your own style through colorful accent pieces like paintings, area rugs, floral arrangements and candlesticks."

Being environmentally responsible is sexy. Nearly half of men (41 percent) and one-third of women (33 percent) would rather date a person who uses so-called "eco-friendly" products, versus one who does not. LaPorta emphasizes that the perception that environmentally-responsible decorating is expensive is a myth.

"Start small by environmentally-responsible paints or switching to compact fluorescent light bulbs," says LaPorta. "These small changes will refresh your home and could have a positive impact on your energy bills and the environment."

BROUNPRICE NEWSLETTER HAS GONE GREEN

We place a high priority on promoting environmentally friendly practices and would like to give you the opportunity to receive our newsletter electronically. If you would like to begin receiving our newsletters in your email inbox, instead of your home mail box, please send us an email at homes@brounprice.com.



KIDS

CORNER

L	A	C	E	W	I	N	G	T	R	O	A	C	H	C
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S	G	E	L	A	D	Y	B	U	G	U	B	D	E	B

BUGS WORD SEARCH

ANT	APHID	ASSASSIN	BEDBUG
BEE	BEEBLE	CATERPILLAR	CENTIPEDE
CHIGGER	CRICKET	DIRT DOBBER	EARWIG
FLEA	FLY	GNAT	GRASSHOPPER
GRUB	HORNEY	KATYDID	LACEWING
LADY BUG	LOCUST	LOUSE	MANTIS
MEALY BUG	MITE	MOSQUITO	MOTH
ROACH	SCALE	SILKWORM	SPIDER
STICK BUG	TERMITE	TICK	WALKING STICK
WASP	WEEVIL	YELLOW JACKET	

*Word Search
Courtesy of John's
Word Search
Puzzles. Jokes
courtesy of Yahoo
Kids.*

Games & Jokes

Q: Where's the best place to buy bugs?

A: A flea market!

Q: What does a termite eat for breakfast?

A: "Oak-meal!"

**The Greatest Compliment You Can Offer
Is Your Referral of Family and Friends.**

TIMING IS EVERYTHING!

In today's real estate market, timing is everything when buying or selling in Calgary. Many of the best real estate is sold before it is ever advertised or displayed in publications and on websites like MLS.ca[®]. We are here to serve you and your family and friends. Please contact us to use the services we can provide and get the edge on buying and selling real estate in Calgary.

Howard, Caroline, Bob, Lindsey and Christy

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