



Lauren Herschel <laurenherschel@gmail.com>

It's cold out but the market is heating up

1 message

Richard Lobsinger <richard@rlobsinger.ca>
Reply-To: Richard Lobsinger <richard@rlobsinger.ca>
To: Lauren Herschel <laurenherschel@gmail.com>

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Hi Lauren,

Happy New Year! I hope your 2022 is off to a great start. This year we are expecting to see home prices increase about 6% over what we saw in 2021. It is a great time to consider listing your home as there is currently low inventory across the city and a number of buyers looking for a home like yours.

In this issue of my monthly newsletter I am pleased to feature a beautiful new listing in [Lake Bonavista](#). Connect with me to arrange a viewing or share with your networks - it is a great family home that won't last long in this market.

After the deep freeze we had over the holidays, things are warming up. I've included some tips on how you can



Richard@rlobsinger.ca
(403) 473-1800

Did you know?

Calgary has over
1000 kilometres of
paved multi-use
pathways



protect your home in the freeze-thaw cycles we typically see during Calgary winters.

Have a question about the Calgary real estate market or buying/selling your home? I am happy to help. Simply respond to this email or give me a call at your convenience.

~Richard



446 Lake Simcoe Crescent SE

This spacious 4 bedroom home in the sought after community of Lake Bonavista has been fully renovated - be sure to check out the gourmet kitchen and beautiful backyard

oasis. [Set up a viewing](#) for this perfect family home today.

Did you know?

27,686 homes were sold in Calgary in 2021. That's 44% higher than the 10 year average!



CALGARY REAL ESTATE MARKET

FAST FACTS

AVG. DETACHED PRICE

\$547,300

AVG. SEMI DETACHED

\$432,400

AVG. APARTMENT STYLE

\$252,000

AVG. CALGARY HOME PRICES

Up 10.1%

OVER 2020 PRICES

CALGARY HOME SALES UP
72% OVER 2020
(TOTAL YEARLY SALES)



Low inventory

What are the benefits to you?

2022 is off to a very active start. With historic low inventory of homes on the market, and the likelihood of interest rates going up, we will be seeing a very busy Spring. How can this lack of inventory benefit you? There couldn't be a better time to list your home as you won't have the competition you normally would!

Protect your home from winter worries.

Your home is the biggest investment you'll make. While it's important to keep up to date on regular maintenance, it is also good to be aware of some of the potential problems the weather we have in southern Alberta can cause. Every year, Calgary sees about 125 freeze-thaw cycles, where the weather fluctuates between below freezing to above zero (and back below again) in a 24 hour period. While as people we often welcome the warm-up, it can cause problems for your house. Here are 5 things to watch out for:

Attic Frost/Rain



During periods of extended cold weather, moisture from your living space can accumulate as frost in your attic. You may see ice inside your attic, in or on the roof vents and on or around the soffits. When the temperature rises the frost or ice begins to melt faster than the attic's ventilation system can get rid of the accumulated moisture — this is called attic rain. It can leak in your walls and ceilings and cause damage to insulation. To prevent this, during periods of extreme cold turn down your home's humidifier to 20-25%. Also be sure to use your kitchen and bathroom ventilation fans when using those rooms. If you suspect you have attic rain, call a home inspector or roofer to do an inspection.

Foundation leaks

Concrete is porous. The moisture from snow melting can slowly seep in through your foundation, causing damage to your basement. When you shovel your driveway, walkways and sidewalks, shovel snow away from the perimeter of your home.

Check your furnace exhaust

Over time condensation can create an ice build up and blockage which can harm your furnace or even create a carbon monoxide risk in your home. A heavy snowfall can also create a similar problem depending on the location of your vents. Be sure to check on these outside vents and remove any build up you see, or call a professional for help.

Snow removal

Every year thousands Canadians are injured from slipping on ice and snow. As a homeowner it is your job to protect others (and yourself!) from being injured this way on your property. Most people actively shovel right after a snowfall, but it is also important to address any slip and fall dangers on your property during freeze-thaw cycles, where new icy areas may form as the snow melts. Its is also a great opportunity to preemptively put down de-icer to prepare for the next cold snap or winter storm.

Keep water shutoff valve accessible

Sometimes despite our best efforts, pipes can freeze and burst in cold weather temperature fluctuations. When that happens, you'll want to be able to shut off the water to your home quickly. Make sure to keep the area around the shut-off valve clear - free of boxes or other things that may get in the way, so you can turn the water off fast to minimize damage (and be sure everyone else in your home knows where the valve is too!)

Spending a bit of time checking on these areas over the course of the winter won't take much effort, but it can help you save money and headaches in the long run, while protecting the important investment you've made in your home.



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Re/max First
4127 15a St SW
Calgary, AB T2T 4E1
Canada

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