

Summer is finally here. And for many this month, the focus will be on the World Cup of Soccer. As always, our focus includes the housing market. The past year has seen an amazing rebound across the country. The question on many minds – how long will it continue?

There's no real consensus among forecasters. But one point they do seem to agree on – it's not a housing bubble.

Today, what's going to give buyers and sellers the edge is working with a negotiator – part of our professional skill-set. We look at all aspects of the deal. As you already know, we know the art of getting the deal done and work in your corner to get you an advantage.

Yes, success is about who you know. We thank you for your continued confidence. And when someone you know is wondering about real estate, please pass along our names.


Best regards,

Doug & Roz


Office 403 247-5171
Fax 403 247-5326

Value = Knowledge + Experience = Advice

dougmacallum@remax.net
www.dougmacallum.com



Canada - The Economic Island Of Strength



Biggest non-surprise at summer's start - BOC key interest rate went up a 1/4%, June 1st. Even though predictable – there was an unexpected “golden lining” – along with the increase, BOC made it known the rate rise should be viewed as an adjustment and not seen as a trend.

Usually a rate rise is a signal of next steps in a stairway of increases. But not this time – BOC's announcement may even have left the door open to a rate pull-back if needed.

Canada's economic success is being monitored, with concern weighing heavy on the troubled economies in the Euro-Zone, as well as Asian economies that may affect our strong natural resource exports.

The trend for short-term interest rates – likely flat. The big 5 banks raised long-term rates a full percentage point during April & May – they've already backed the rate down a quarter-point reflective of the BOC rate rise being less than expected, coupled with less demand for the new brand of more expensive money.

Looks Like Shingles. Acts Like Solar Panels.

Going solar used to mean putting big panels on the roof. Green energy, but an eye-sore. And a pain when it comes to reshingling the roof.

Now, the solar-panel technology blends right into the roof, taking the place of traditional shingles. New photovoltaic shingles come in a variety of designs that match conventional asphalt shingles in both size and flexibility. They maintain the beauty of the home and provide green power. Find out more: www.solarpowerathome.com/solar-power-shingles.html

Call Before You Dig - Update!

The correct number for Alberta One Call is: 1-800-242-3447
Remember, before you start digging, get dialing!

Garages Sell Too!

In these redefining times, a “finished garage” is a selling feature that’s seen as an extension of living space, used as a workshop, hobby room, or an additional playroom. Sometimes, even an organized place to park the car!

Homebuyers are looking for painted, sealed, or specially coated floors, as well as finished walls and ceilings. Other eye-catchers are organizational systems with bins, pull-out drawers, baskets, shelving, cabinets, and workbenches.

While you might not recoup all of your investment from a garage upgrade, when you do sell, an “upscaled garage” may tip the scales of an interested buyer.

Renovation Rules When It Comes To Pools

Installing a pool is a major renovation that shouldn't be taken lightly. While planning your new summer entertainment is exciting, there are a few practical points to consider before getting started.

- Find out about the bylaws and know what permits are needed.
- Get an idea about the potential increase in property taxes on your next assessment.
- Ask your insurance broker about your coverage during construction and if your premium will rise when the pool is done.
- Work out the annual operating and maintenance costs which include opening and closing chemicals, water, and energy to heat.

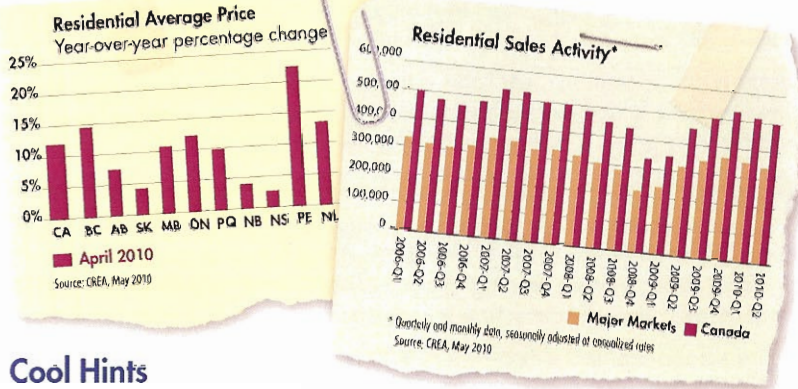
A pool is a lifestyle choice that may also affect the resale value of your home. We welcome you to call us and discuss how renovation plans will impact home selling plans.

Bright But Moderate

Forecast For 2010 Housing Market

Few expected to see the speed and “heat” of the housing market recovery we’ve experienced during the past year. Now, after almost record setting sales for April, forecasters indicate that the number of home sales will move down for the remainder of this year and for 2011. Home prices, while still forecast to rise, won’t see the huge year-over-year jumps we saw over the past months.

When you’d like to know how specific neighbourhoods compare to the national statistics, please let us know.



Cool Hints

- Use a programmable thermostat to manage the AC while away. Each degree below 25.5°C (78°F) increases energy use by 3-4%.
- Reverse ceiling fans to rotate counter-clockwise – you’ll feel cooler.

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Doug & Roz – Your Real Estate Connection



Inner City Charmer

Crescent Heights with 1500 Sq Feet of development on two levels. Nicely remodeled throughout! This is a Foreclosure...check it out! 45x120 lot... close by to Edmonton Trail.



Varsity Estates N.W.

Excellent family home in a prime location. Over 2700 Sq feet above grade. Check out photos and info at www.dougmaccallum.com. Schools, parks, LRT and shopping in close proximity!



Royal Oak NW - Villa

Brand new listing in mint, mint condition! Pride of ownership. 1 bedroom with Flex room and great room on Main Level. Fully developed walkout down below. Call to view today!



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MacCallum
Realtors®

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Our Knowledge, Experience & Advice Works for You.



Real Estate (Mountain View)
Independently Owned and Operated



RE/MAX
Real Estate (Mountain View)
4625 Varsity Dr. NW 222
Calgary, AB T3A 0Z9

Doug+Roz MacCallum

Realtors®

403-247-5171

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Real Estate (Mountain View)



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