

# Twila Wilson

## CALGARY MARKET STATISTICS

FOR APRIL 2025 - JUNE 2025

**7,080**

SALES  
-18.6% Y/Y

**13,100**

NEW LISTINGS  
12.7% Y/Y

**6,518**

AVG INVENTORY  
97.1% Y/Y

**\$589K**

TOTAL  
-2.5% Y/Y

**\$768K**

DETACHED  
1.0% Y/Y

**\$695K**

TOWNHOME  
2.7% Y/Y

**\$454K**

ROW  
-1.5% Y/Y

**\$335K**

APARTMENTS  
-1.6% Y/Y

**32**

DOM  
20 in 2004

**GAINS IN RESALE SUPPLY MOSTLY** IMPACT  
APARTMENT AND ROW STYLE HOME PRICES

*"Supply has improved across rental, resale and new home markets, allowing for more choice for those considering their housing options," said Ann-Marie Lurie, Chief Economist at CREB®. "The additional choice combined with no further declines in lending rates, persistent uncertainty and concerns of price adjustments is keeping many potential purchasers on the sidelines. This is weighing on home prices, especially for apartment and row style homes."*

Visit [www.creb.com](http://www.creb.com) to read the full storey.

Statistics courtesy of your local Real Estate Board and reflect MLS sales as reported. Not intended to solicit buyers or sellers currently under contract with a broker.



## 5 TIPS TO SPRUCE UP YOUR HOME THIS SUMMER

(NC) Summer is a perfect time to enjoy the warm weather with family and friends, and it's also an ideal season for home improvements. Whether you're looking to increase your home's value, make eco-friendly upgrades or simply enhance your living experience, here are a few handy renovation tips to consider.

**SEAL THE GAPS.** Summer heat can drive up energy costs, so focus on making your home more energy efficient to keep it cool and reduce air conditioning costs. Have a maintenance professional inspect all walls for any cracks that need to be sealed to keep water out and avoid major damage. Upgrade insulation and seal any drafts to prevent cool air from escaping and replace any shingles on your roof that are broken or loose to avoid water leaks.

**UPGRADE YOUR LIVING SPACE.** If your budget allows, consider updating your kitchen, bathroom or living spaces. These are high-traffic areas that significantly impact your home's value. Even small changes like new cabinet hardware, recessed lighting or a stylish new backsplash can transform a space.

**GET OUTDOORS.** Take advantage of the warm weather by enhancing your outdoor spaces. Start by power-washing your deck or patio to remove dirt and grime. Consider staining or sealing the wood to protect it from the elements and give it a fresh appearance. Adding some comfortable outdoor furniture, colourful cushions and a few potted plants can transform your backyard into a cozy retreat.

**INSTALL ENERGY-EFFICIENT FIXTURES.** Replace old incandescent light bulbs with LED bulbs, which use less energy and have a longer lifespan. Consider installing a programmable thermostat to better manage your cooling system and help save on energy bills. Ceiling fans are also a great addition to keep air circulating and reduce the need for air conditioning. These simple upgrades can lead to significant savings and increased home comfort.

**IMPROVE INDOOR AIR QUALITY.** Start by changing the air filters in your HVAC system to ensure better airflow and air quality in your home. Consider adding houseplants, which naturally purify the air and add a touch of greenery to your decor. Plants like spider plants, peace lilies and snake plants are especially good at removing toxins from the air. Don't forget to turn on the exhaust fan in your kitchen and bathrooms to reduce humidity and prevent mould growth.

If you're thinking of starting some bigger projects this summer, it's important to let your insurance provider know to ensure your policy remains in effect.

There may be additional insurance implications if certain work, like electrical or plumbing, isn't done by licensed professionals.

Additionally, renovations that increase your home's value may also affect your insurance. Whether the project is big or small, be sure to get a quote for any new coverage.

**It does not matter how slowly you go as long as you do not stop.**  
~ Confucius



CHECK OUT MY WEBSITE! IF YOU NEED MORE INFORMATION, JUST REACH OUT TO ME BY EMAIL OR PHONE. I AM ALWAYS READY TO HELP YOU!