

**david genoud** realtor®  
 "You can go home again"



**A Message from your Real Estate Professional:**

Thank you for watching for my newsletter. Save each one to stay abreast of trends as they unfold or pass them on to those you know who are thinking of buying or selling. Call me when questions arise. I take pride in building a confident clientele through full-disclosure information.

I'd also like to say thank you for your referrals. I consider it a privilege to serve you and an honour to receive your vote of confidence when passing on my name to family and friends. I promise to reward that trust with honest, hard-working diligence and to keep your best interest at the center of any transaction we undertake together.

Sincerely,

*PS – Feel free to forward this email to anyone you know who might be investigating the market. I'll be happy to provide detailed information catered to specific needs or questions.*

**- Dates to Remember -**

**August 22** - Scientists in Philadelphia announced the development of a giant "artificial brain" that could perform 500,000 additions and 200,000 multiplications in two hours, something that would have taken a mathematician years to do using a standard adding machine.



The inventors of the automatic computer, as they called it, acknowledged that their machine was not yet capable of independent thought, but they were confident that a fully independent thinking machine would be developed in the immediate future.

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**Metro Calgary Inventory Absorption**  
 June 2009



Data supplied by Calgary Real Estate Board. If you want to sell your home, be sure to get professional advice in determining a pricing strategy that matches your time-frame expectations.

**Calgary's June Market**

For the third consecutive month, activity in the Calgary real estate market indicated balance.

Sales activity of single-family homes numbered 1837 in the month of June 2009, showing an increase of 16% from sales this May. This is the sixth consecutive month home sales have increased in Calgary. Sales this June produced numbers 28%

higher than sales of June 2008.

The number of condominium sales for the month of June 2009 was 738, an increase of 13% compared to transactions recorded in May and up 33% from June 2008.

“Our inventory turnover for single-family homes and condos in metro Calgary is now just over two months. This is a remarkable shift from the nearly 11 months of inventory we saw in January of this year,” said Board President.

A rise in demand along with fewer listings has helped bring supply in balance with demand. “Affordable prices, low interest rates and pent-up demand continue to fuel this gradual rebound. Should this trend continue, I think we can confidently say the bottom of the market has come and gone before many buyers had a chance to notice,” Board President continued.

The average price of a single-family Calgary home this June was \$447,142, an increase of 2% over May 2009 and down 6% from last year at this time. The average price of a Calgary condominium was \$285,595, 4% above May's average and 9% below the average price last June. CA-08/09

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