



Realty Executive Apex

JC van der Walt

JC Executive Homes

105, 1212 - 31 Avenue NE
Calgary, Alberta T2E 7S8
Phone: 403-250-5803

Fax: 403-247-8370 • Cell: 403-681-8320 • E-mail: jcvdw@shaw.ca
jc-executivehomes.com

10 Rocky Ridge Dr. NW
Calgary, Alberta T3G 4E3

Geagte vriende:

Die jaar 2010 staan nou erg einde se kant toe en almal maak nou reg vir die Kersfees. Ek wens julle alle sukses toe met al die takies wat afgehandel moet word.

Ek wil net n bietjie inligting deurgee t.o.v. die huismark hier in Calgary die afgelope jaar en die meeste beskrywings oor die nuus en sommige media is waar. Ons het die eerste paar maande van die jaar afgeskop met n baie goeie begin. Skielik na die eerste kwartaal word die rente koerse oornag verhoog en opgevolg n maand later met nog verhogings. Onmiddelik daarna het die huismark begin afplat en het al meer huise op die mark gekom wat toe die mark laat swaai het van n bykans gebalanseerde mark na n kopersmark. Huise pryse het as gevolg hiervan verder gedaal en het kopers gesit en wag om te sien of pryse nog verder gaan daal. Oktober was een van die stilste maande in jare en November het n baie geringe oplewing getoon in die huise afdeling en was die gemiddelde prys ook effens hoër. Ek wil julle egter nooi om na die aangehegde links te gaan en die volledige prentjie te sien. Die tafel blyk gedek te wees vir n beter huis mark in 2011 gesien in die lig van die vroeë voorspellings.

Ek wil ook dan baie graag van die geleentheid gebruik maak om my kliënte wat my ondersteun het die jaar hartlik te bedank vir hulle vertroue in my om hulle te kan help. Hierdie was vir my n groot eer en voorreg en is ek baie dankbaar daarvoor. Ek wens julle en julle geliefdes dan ook die wonderlikste Kersgety en n baie voorspoedige 2011.

Sien uit daarna om weer te ontmoet.
JC van der Walt

<http://www.creb.com/public/seller-resources/housing-statistics.php>

http://www.cmhc-schl.gc.ca/odpub/esub/64339/64339_2010_B02.pdf?fr=1291820801332

<http://www.cmhc-schl.gc.ca/en/hoficlincl/homain/foan/index.cfm>

Dear Friends:

The year 2010 is getting very close to its end now and everybody is getting ready for Christmas. I wish you all success with all the things that you still want to get done before Christmas day.

I just want to give you a little update about the housing market here in Calgary this year. Most of the news on TV and the media were true and now not new to us. We start off this year on a really good foot and experience strong growth the first few months in an almost balanced market. Suddenly after the first quarter the interest rates went up and followed by another hike a month later. Almost instantly the market cooled down and starts to swing to a buyer's market as more and more inventory hit the market. House prices starts to decline and prospect buyers sit and wait to see when the prices will bottomed out. October becomes the slowest October in years. November shows a slight increase in sales in the single detached houses and the average sale price also slightly higher. I want to invite you to click on the links to see the full picture of the housing market here in Calgary. The table seems to be laid for a better 2011 looking at these forecasts in the links attached.

I want to thank all my clients who used my services this year very much for your trust and support to let me help you buy or sell your home. This was a great honour and a privilege for me and I am really thankful for that. I want to wish you, your family and loved ones the most wonderful Christmas season and a healthy and successful 2011.

Look forward to hear from you again.
JC van der Walt

Big enough to help, small enough to care