VARSITY ESTATES

Quarterly Real Estate Market Report | APRIL, MAY, JUNE 2019

Detached = Single-Family Dwelling
Attached = Property That Shares a Wall (Ex: Townhomes, Bungalow Villas)

DETACHED HOMES ACTIVE IN VARSITY ESTATES

Status	Style	Estimated Square Feet	List Price
Active	2 Storey	2,567	$819,888
Active	Bungalow	2,047	$849,900
Active	2 Storey	2,585	$899,990
Active	2 Storey	2,530	$959,000
Active	2 Storey	2,612	$968,888
Active	2 Storey	2,283	$1,000,000
Active	Bungalow	2,106	$1,039,900
Active	2 Storey	2,167	$1,124,000
Active	2 Storey	3,799	$1,198,000
Active	2 Storey	2,510	$1,299,900
Active	2 Storey	2,876	$1,430,000
Active	Bi-Level	1,857	$1,599,000
Active	2 Storey	3,361	$1,850,000

APARTMENTS/ATTACHED PROPERTIES ACTIVE IN VARSITY ESTATES

Property Type	Number of Homes	Style	Estimated Square Feet Range	List Price Range
Apartments	13	Single-Level Unit	732 - 1,577	$374,900 - $888,000
Attached Homes	4	1.5-Storey - 2-Storey	902 - 2,161	$264,900 - $784,900

ALL VARSITY ESTATES PROPERTIES SOLD SINCE APRIL 1ST, 2019

Status	Style	Estimated Square Feet	List Date	Sold Price	Sold Date
Sold	2 Storey	2,246	06/23/19	$905,000	06/27/19
Sold	2 Storey	1,770	05/16/19	$766,500	06/23/19
Sold	Attached	1,118	05/17/19	$325,000	06/17/19
Sold	Bungalow	2,050	11/05/18	$810,000	06/15/19
Sold	2 Storey	2,175	05/29/19	$840,000	06/08/19
Sold	Attached	1,060	03/22/19	$306,000	05/31/19
Sold	Apartment	1,137	04/25/19	$499,000	05/29/19
Sold	2 Storey Split	1,981	05/04/19	$736,500	05/22/19
Sold	2 Storey	3,109	04/23/19	$1,152,000	05/07/19
Sold	2 Storey	2,803	04/17/19	$1,000,000	05/03/19
Sold	2 Storey	2,703	03/27/19	$1,035,000	04/25/19
Sold	Attached	1,903	04/09/19	$850,000	04/22/19
Sold	Apartment	1,596	12/12/18	$705,000	04/11/19
Sold	Apartment	1,068	09/26/18	$420,000	04/06/19

*Data is based on former "Varsity Estates" boundaries, previous to City of Calgary community boundary changes of Jan 5, 2016.

At a Glance (As of June 29th, 2019)

13 Detached Active Listings
13 Apartment Active Listings
4 Attached Active Listings
All Solds - Average Days on Market - 58

Livia McCabe, Brendan Hughes, and Real Estate Professionals are not in any way affiliated with Varsity Estates Owners Association, nor is this in any way an official advertisement or publication of Varsity Estates. © 2019 All rights reserved. This representation is based on sales and data reported by multiple brokers/agents to the CREB MLS between June 1st, 2018 and June 28th, 2019. Listings and sales may not be those of Real Estate Professionals. The CREB MLS does not guarantee the accuracy of this data, which may not reflect all the real estate activity in the area. E&OE covered. This market report is not intended to solicit properties already listed for sale nor intended to cause a breach of an existing agency relationship.

*SOLD PRICE AND CORRESPONDING ADDRESSES CANNOT BE PUBLISHED AS PER CREB RULES.

#202 - 5403 Crowchild Trail NW
Calgary, AB T3B 421
ATTENTION POSTMASTER:
Time Sensitive Material

CANADA POST POSTES CANADA
Postage paid Port payé
Personalized Mail Courrier personnalisé
8071557

Please Recycle

LIVIA MCCABE / BRENDAN HUGHES

403-542-1112
403-560-1673

livia@mccabehughes.com
brendan@mccabehughes.com
www.McCabeHughes.com

RankMyAgent

Living, Loving, and Promoting our Community for 10 Years!

Visit **www.VarsitySold.com** for current market activity.

REAL ESTATE PROFESSIONALS INC. Go With the Pros

VARSITY ESTATES

QUARTERLY STATS FOR APRIL, MAY, & JUNE OF 2019, AS TAKEN FROM CREB, JUNE 28, 2019

This statistical analysis represents the current market trends during the second quarter in Varsity Estates. For an in-depth analysis of your home's value, call us at **403-542-1112 or 403-560-1673** for a complimentary evaluation.

Data based on listings from CREB MLS from April 1st to June 28th of 2018 and 2019. Information deemed accurate but not guaranteed.

96.2%

DETACHED HOMES AVERAGE SOLD PRICE TO LIST PRICE RATIO

LOW: 92.6% | HIGH: 100.0%

8 TOTAL DETACHED HOMES SOLD IN 2ND QUARTER 2019

DETACHED HOMES SOLD PRICE

+5.8% from 2nd Quarter 2018

LOW	$736,500
AVERAGE	$905,625
HIGH	$1,152,000

DETACHED HOMES SOLD PRICE PER SF

-4.5% from 2nd Quarter 2018

LOW	$357
AVERAGE	$386
HIGH	$433

To keep stats as accurate as possible, bungalow sales are not included. For more information, please call us today.

DETACHED HOMES AVG. DAYS ON MARKET

7 Days Faster than 2nd Quarter 2018

LOW: 4 | AVG. 44 | HIGH: 222

FEATURED LISTING

524 Varsity Estates Bay NW | $1,124,000

Incredibly quiet cul de sac - where properties rarely come up! Lovely 4-bedroom, 2,167 square foot family home, impeccably maintained with numerous upgrades.