

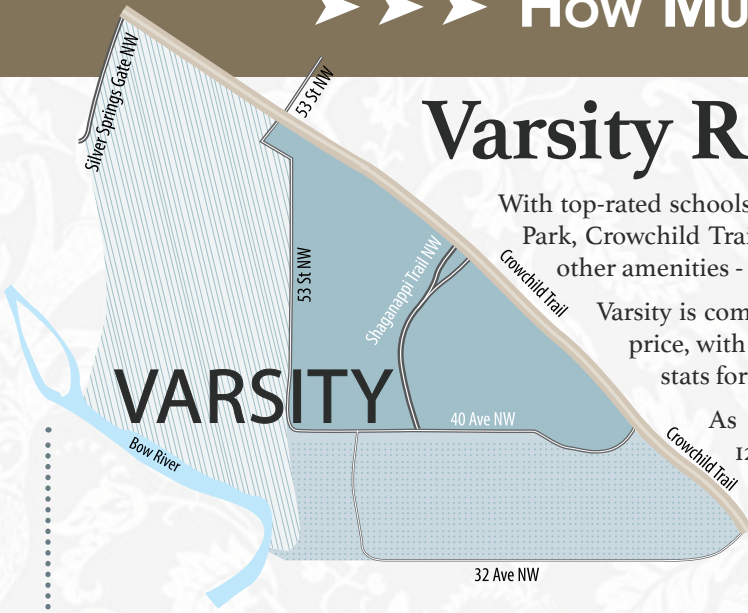


Varsity Real Estate Is **Red** Hot

With top-rated schools and proximity to the U of C, Children's & Foothills Hospitals, Bowmont Park, Crowchild Trail, LRT, Market Mall, Silver Springs Golf & Country Club, and so many other amenities - Varsity is a sought-after community for buyers of all kinds.

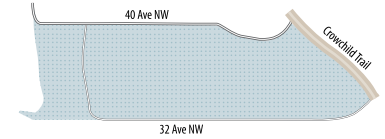
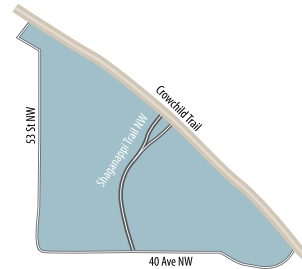
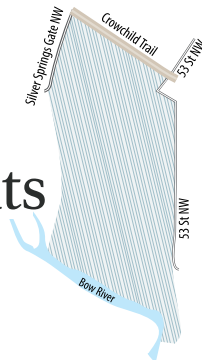
Varsity is comprised of three distinct geographical regions. To achieve the highest sale price, with the most favorable terms, it is vital that you first receive the most relevant stats for your property.

As long-time Varsity residents, and successful Top Producing Realtors for 12 years, Livia McCabe and Brendan Hughes will analyze your unique location within the Varsity community and provide you with custom market statistics and a strategic sales plan – helping you sell quickly, and capturing the highest sale price possible.



2022 *First Quarter Stats

By Geographical Area



	JAN-MAR 2021	JAN-MAR 2022	JAN-MAR 2021	JAN-MAR 2022	JAN-MAR 2021	JAN-MAR 2022
SF DETACHED						
Total Sales	4	6	11	17	4	5
**Average Sold Price / Sq. Ft.	\$393	\$450	\$455	\$529	\$382	\$535
Average Sold Price	\$853,750	\$1,061,667	\$589,909	\$667,326	\$929,750	\$870,800
Average Days On Market	18	39	45	24	15	8
SEMI-DETACHED/ROW						
Total Sales	3	3	4	13	3	5
**Average Sold Price / Sq. Ft.	\$280	\$461	\$288	\$311	\$218	\$229
Average Sold Price	\$526,667	\$836,667	\$282,250	\$290,234	\$357,667	\$363,500
Average Days On Market	14	17	29	42	65	86
APARTMENT						
Total Sales	N/A	N/A	4	8	6	7
Average Sold Price / Sq. Ft.	N/A	N/A	\$259	\$397	\$225	\$288
Average Sold Price	N/A	N/A	\$221,250	\$444,025	\$207,417	\$220,200
Average Days On Market	N/A	N/A	46	83	93	122

*Data based on listings from CREB MLS from January 1, 2021 to March 18, 2022. Information deemed accurate but not guaranteed.

**Bungalows that may be included may skew these stats.



www.mccabehughes.com

403.542.1112 | 403.560.1673
info@mccabehughes.com

Are You Looking To Sell?



STRATEGIC
LIST PRICE



PRESENTATION
EXCELLENCE



CREATIVE
MARKETING



OFFER
GENERATION



WINNING
RESULTS

10 Benefits

of listing you home with Livia McCabe & Brendan Hughes



SKILLFUL
NEGOTIATORS



UNQUESTIONABLE
LOYALTY



ONGOING
COMMUNICATION



NO
DELEGATION



START TO FINISH
PARTNERSHIP

If you are considering selling your Varsity property call Livia at 403.542.1112 or Brendan at 403.560.1673 to discuss how to leverage the current tight market conditions in your favour.

