

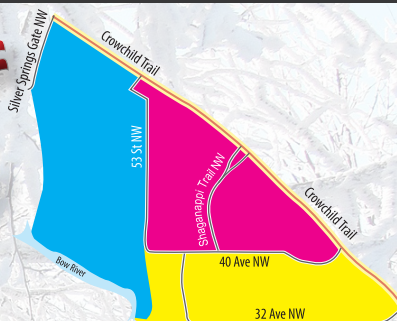


2022 YEAR IN REVIEW

# VARSITY

## REAL ESTATE REPORT

**3 Distinct Areas =  
1 Great Community**



As seasoned Realtors and long-time Varsity residents, we understand the uniqueness and appeal of each area that comprises Varsity. When we calculate your home's market value, we utilize both "Total Varsity" stats PLUS stats from your specific location within Varsity - so you have the best chance of successfully selling your property, and maximizing your return.



	2022	vs	2021
Total Sales	39		36
Total Average Sale Price	\$935,233		\$870,150
Total Average Days on Market	25		28
Detached only - Average Sale Price	\$1,045,404		\$959,979



	2022	vs	2021
Total Sales	138		144
Total Average Sale Price	\$490,410		\$486,374
Total Average Days on Market	36		42
Detached only - Average Sale Price	\$692,489		\$630,220

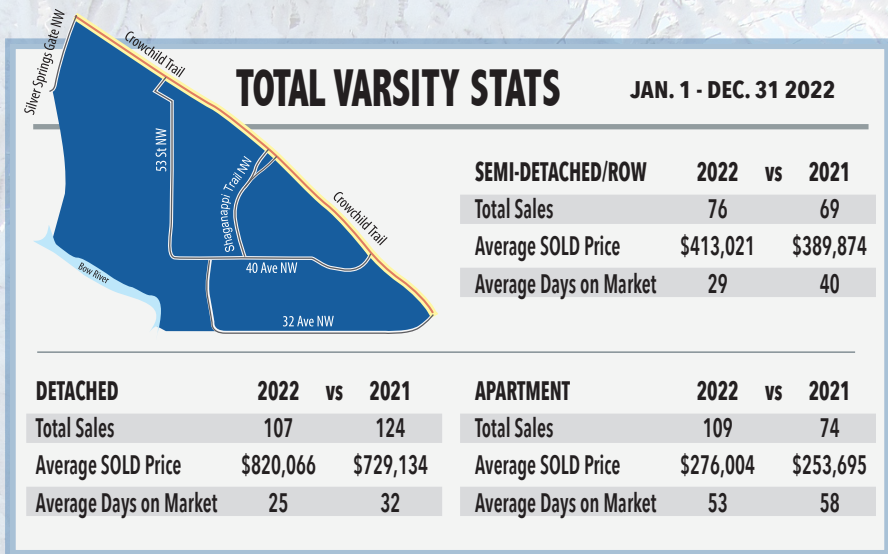


	2022	vs	2021
Total Sales	114		87
Total Average Sale Price	\$389,033		\$399,127
Total Average Days on Market	42		47
Detached only - Average Sale Price	\$890,863		\$847,775

\*Total Sales = Apartment Condos, Row/Semi-Detached homes & Detached Homes. Information obtained from CREB MLS from January 1, 2022-December 31, 2022 and January 1, 2021-December 31, 2021. Information deemed accurate but not guaranteed.

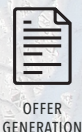
*No matter what area of Varsity you live in, or what type of property you own, we will leverage these stats plus all the benefits of our great community, to your advantage.*





To maintain the consistency & integrity of the MLS system, in Jan 2016 the Calgary Real Estate Board aligned community names, boundaries and districts with that of the City of Calgary. Some community names were no longer recognized by the City of Calgary, including "estate areas", and there were mergers of some communities, including Varsity. City of Calgary and the Calgary Real Estate Board merged what used to be Varsity Estates, Varsity Village, and Varsity Acres, into one community named "Varsity". The illustrations are reflective of pre-Jan 2016 merged boundaries.

## Are You Considering Selling Your Varsity Home?



# 10 Benefits

of listing your home with us

Our "ALL IN" promise means we are with you through every step of the listing and sale process.



*\*This communication is not intended to induce breach of an existing agency agreement.*



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