



The Brad Hawker Real Estate Team

August 2006

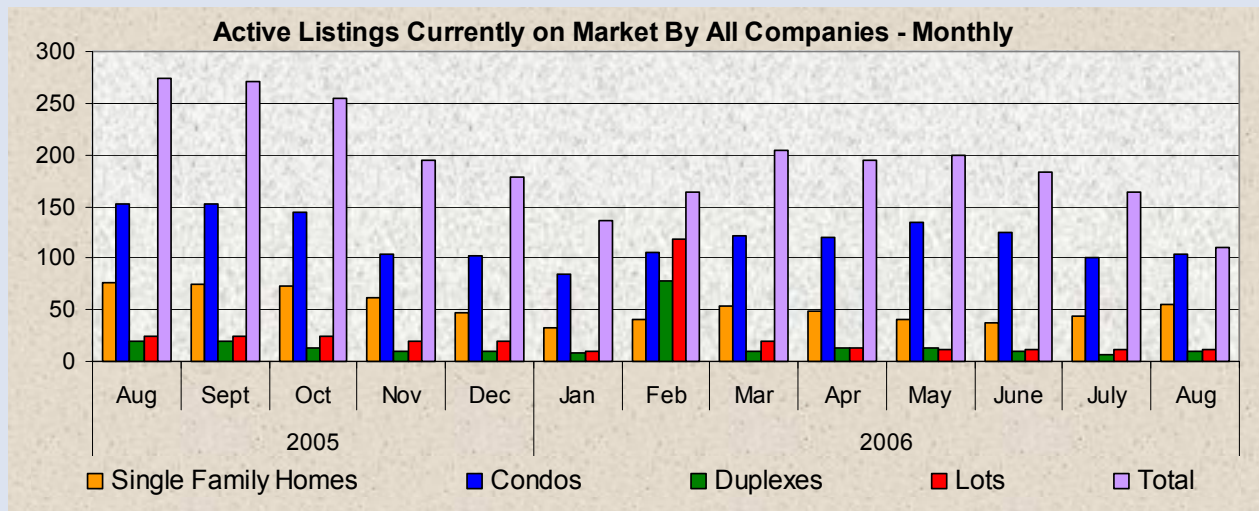
Real Estate Newsletter

Canmore Market Synopsis

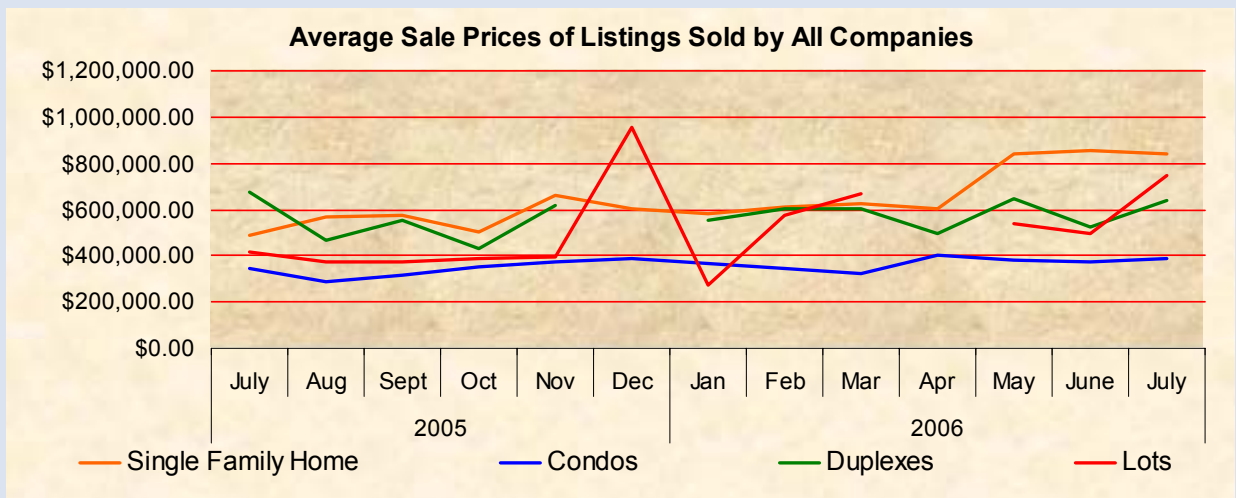
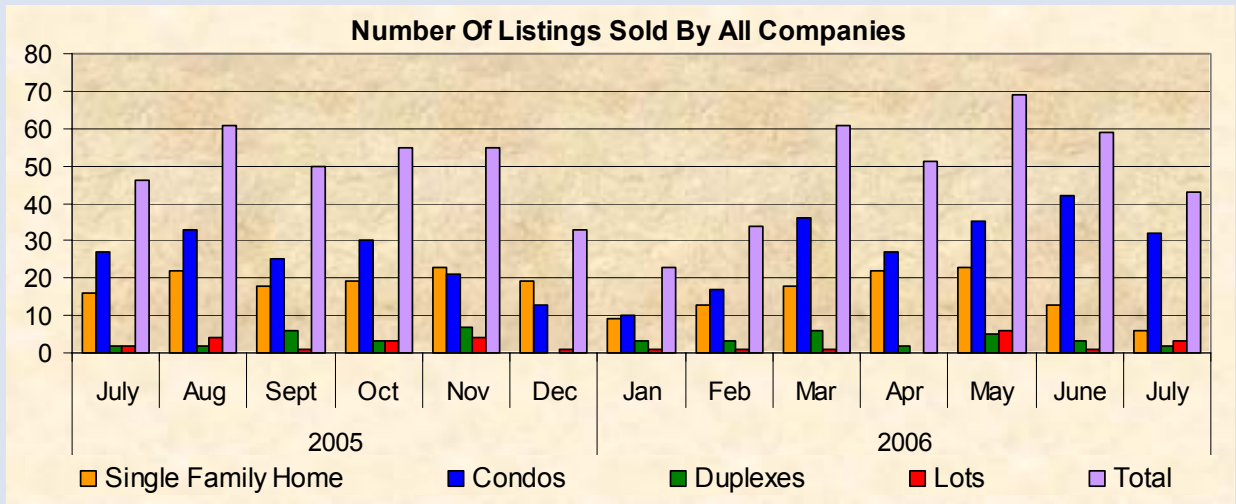
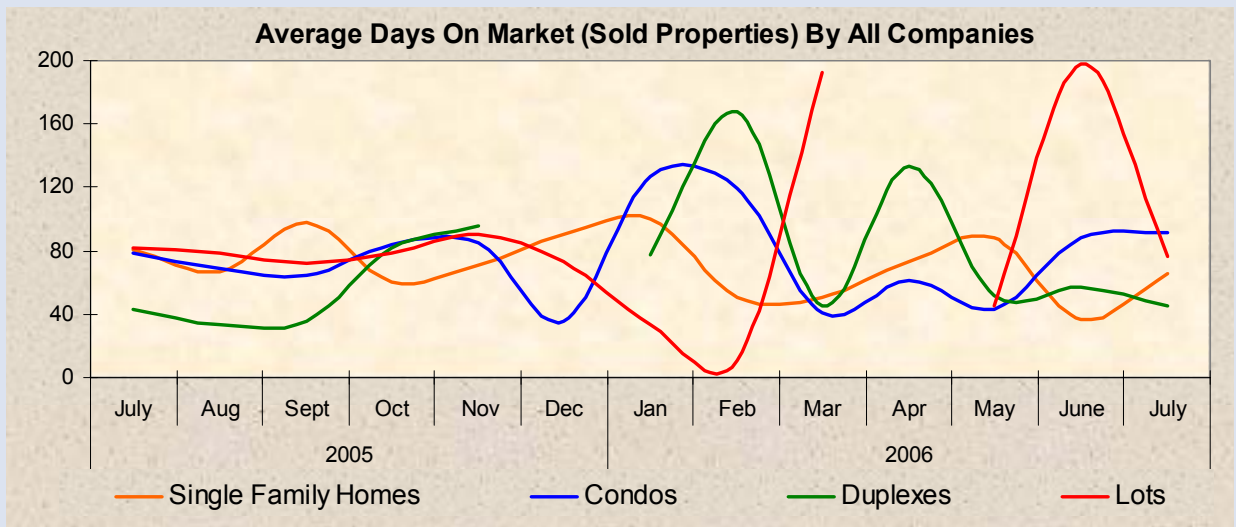
While July sales recorded the normal seasonal slowdown in most market segments, prices continue to reflect high consumer confidence in the Canmore market. Condo prices showed a 4.96% increase in the median price (\$365,000) compared to last July, and single-family property prices recorded a median price of \$688,750 – a full 71.4 over last July’s median. While the duplex market median price increased over last July’s number this year by 26.6%, a slight decrease was recorded compared to last July.

An equal number of properties changed hands above and below the median price. Median price is deemed to be a more accurate market indicator than average prices because steep price fluctuations, that sometime exist within any market segment, can distort a calculated average price.

The average days on the market before sale for single-family units in July was 66, and for condos and duplexes respectively, the average days on market recorded as 91 and 45.



Includes all sales in Canmore, Harvie Heights, Lac Des Arcs and Exshaw



Ease-back-to-school

There is just something about the first day of school. The mornings are getting cooler, you have on brand new clothes and all the school supplies in your backpack are new, crisp, clean and sharp. Feelings will run from sadness over the lost days of summer, fear of the unknown and excitement of new friends and teachers.

Help your children and yourself through the changes that going to school brings. Whether they are just starting kindergarten or going to college or university try some of the tips below to ease the transition.

What to Buy

- Keep harmony and save money by buying only 2 new outfits for school. Wait until your child finds out "what's in" this year before you do any serious shopping. Don't forget to buy new shoes for them too.
- A back pack that fits your child and is filled with school supplies that your child helped pick out is a great way to start their first day.

Ease into a regular routine.

- In order to make the change to early mornings start getting the kids up a bit earlier every day until you reach your target rising time (the same time as when they are in school).
- Entice them out of bed now with yummy breakfasts and fun activities planned for the day.
- With children starting kindergarten provide them with their very own alarm clock and teach them how it works.

Make bedtime fun a ritual while preparing for an easy morning.

- Bath or shower children in the evening, this helps reduce bathroom line up in the a.m. and gives more time for fun.
- To eliminate early morning choices (who can make a decision when they are sleepy) have your children choose their clothing the night before when they are getting into their pajamas.
- Pack their lunch or put money in their backpack.
- Make sure they have everything they need for the next day in their pack and it is by the door and ready to go along with their shoes.

By starting now you can gauge how long this takes and start well before your child's actual bedtime, this way your children will get plenty of sleep and reduce cranky mornings.

Evenings

- "Homework after supper", this age old adage has merit. Get the chore done and out of the way before play.
- Put all books away to go back to school in the morning.
- A family calendar helps keep track of everyone and all their activities.
- Do one activity together every evening, a walk, cards or a game. This will help keep your family close and work out some stresses of the day.

Firsts can be scary – Especially for the young ones or those starting a new school after moving.

- Take an orientation tour with your child before school starts.
- Find out if any of your child's friends are attending and if so perhaps they can buddy up, things are not so scary when you have a friend.

Summer is not over yet so enjoy the rest of it and ease-back-to-school.

What's Happening in Canmore Aug/Sept

Laughter Gone Wild with Rick Mercer – Fundraiser for Y2Y – Aug 26

This year's Laughter Gone Wild! This year will feature Canada's most celebrated entertainer Rick Mercer, at the Radisson Hotel and Conference Center, in Canmore, on Saturday, August 26, 2006. Doors open at 7:00pm, show begins at 8:00pm, Rick Mercer takes the stage at 9:00pm. Call: 403-678-2524

Mozart on the Mountain – August 27

The Calgary Philharmonic Orchestra and Three Sisters Mountain Village invite you to experience Mozart on the Mountain, an extraordinary outdoor concert in the Rocky Mountains, conducted by Resident Conductor Pierre Simard. Concert Starts at 2:00 at Stewart Creek Golf Course in Three Sisters Mountain Village. Information call 403-571-0849 or go to www.mozartonthemountain.com

Canmore Highland Games – September 3

The Celtic spirit prevails in Canmore when hundreds of participants of the Highland Dance, Piping, Drumming and Heavy Sports complete in their quest for excellence. Enjoy sheep do demonstrations, Celtic merchants and clan tents providing family history and geneology information. The Beer Garden features non stop entertainment. The fun gets underway with a \$3 pancake breakfast starting at 7:30 am. Call 403-678-9454 or go to www.canmorehighlandgames.ca

Serving Canmore and Banff Real Estate

Royal LePage Rocky Mountain Realty

Brad Hawker
Broker

Drew Betts
Associate Broker

www.BradHawker.com
Phone: (403) 678-7557
Fax: (403) 678-2206
Toll Free: 1-877-818-7557
Email: info@BradHawker.com

Thank you for dealing with the Brad Hawker Real Estate Team, please advise us if you wish change the frequency of the delivery. Your choices are monthly, quarterly or yearly before Christmas. This brochure is not intended to breach any existing agency agreement.