



The Brad Hawker Real Estate Team

Market Synopsis



Brad Hawker
Broker/Realtor

Sales in the single-family unit segment of Canmore's real estate market picked up in February from sales of one month ago. Market activity recorded a full 44% increase over sales in January this year and were on par with January 2005. Prices continued to increase 4% higher than last month and 9% over last year at this same time.

Duplex sales were on par with January sales this year and were 50% higher than sales last February. Prices increased by 8.23% over one month ago and 14.91% over last year at this same time.

The condo market, while short of last February figures by 20%, were above sales of one month ago by 70%. This segment saw a lower average price by 5% compared to January average price, but was still higher than last year by 5.7%.



Drew Betts
Agent/Realtor

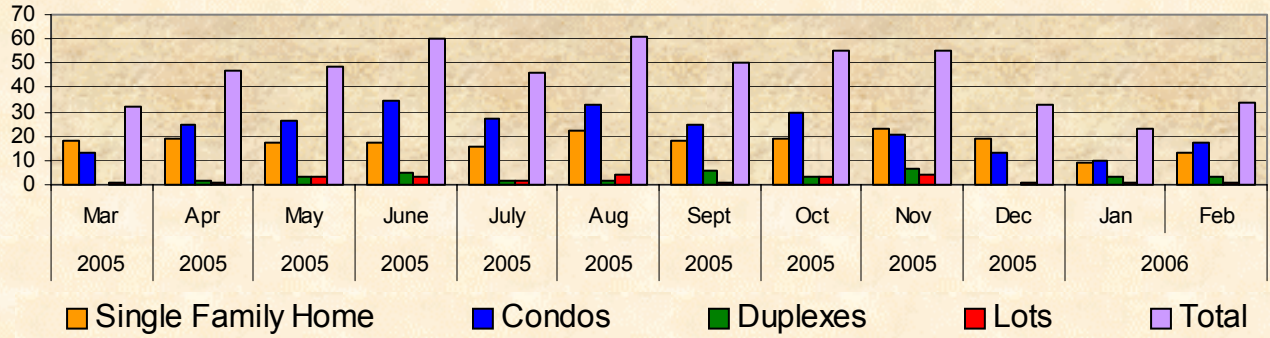


Three Sisters

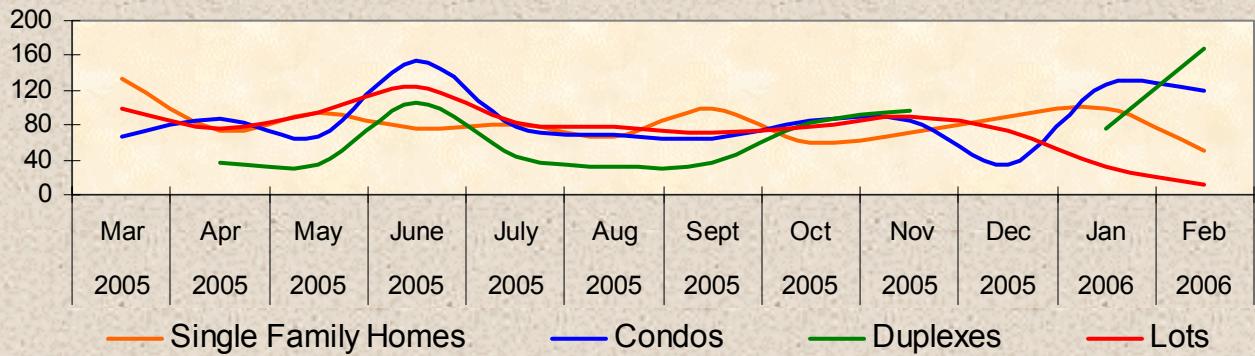


Rundle Range

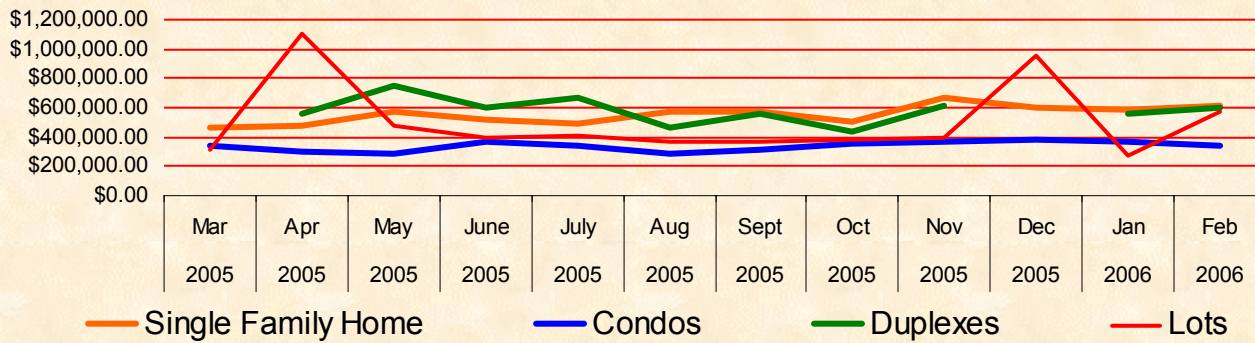
Number Of Listings Sold By All Companies



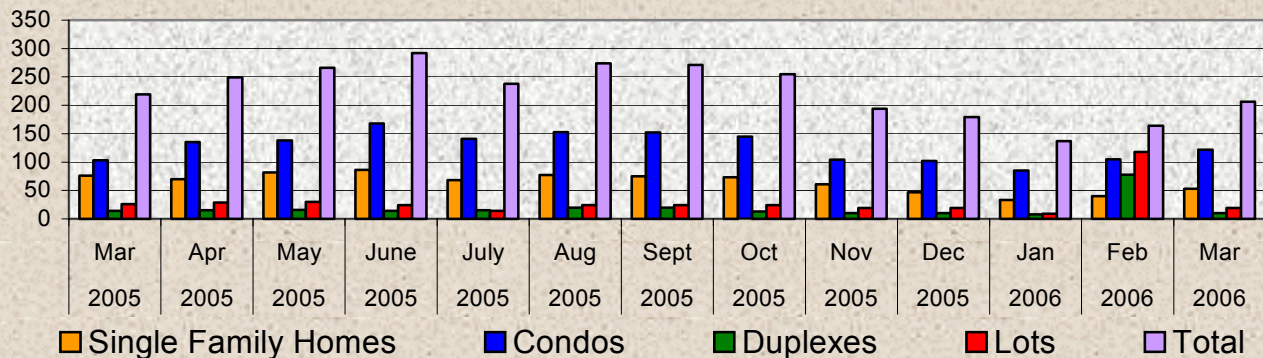
Average Days On Market (Sold Properties) By All Companies



Average Sale Prices of Listings Sold by All Companies



Active Listings on Market By All Companies





March To Do – Remember to Change Your Furnace Filter

Traditionally, furnace filters were designed to protect the furnace and fans. With increased air quality awareness, some filters are now being installed to reduce exposure to particles which can affect your health.

What Airborne Particles Are Found In Your Home?

The particles you breathe in your home come from a variety of sources including:

- dust on floors or other surfaces that is disturbed by activity in the house
- dust generated by smoking, burning candles, cooking, doing laundry, etc.
- hair and skin flakes from humans or pets
- and particles from the outside air which come into your home with infiltrating air

Some particles are so small that they are inhaled and then exhaled without being trapped in your lungs. Some larger particles are trapped in your nose and throat and never reach your lungs. Still other particles are too large to be inhaled. The particles most dangerous to you are those that enter your lungs and lodge there.

You can see the particles of dust which accumulate on your television screen, shelves, and furniture. But you can't see the respirable particles. Respirable particles can be easily inhaled into your lungs and provoke respiratory illness. Although you would probably like to keep visible dust out of your home, the main health risk comes from respirable particles, which include tobacco smoke, spores, bacteria, and viruses.

The activity levels of the people in your home can affect the air you breathe. Activity such as vacuuming and cooking can create or stir up particles. On the other hand, during periods of inactivity such as the middle of the night, particle concentrations tend to be much lower.

How Do You Reduce Levels Of Respirable Particles?

The best current guess is to reduce dust entry by:

- removing footwear on entry
- keeping major dust generators (smoking, pets, etc.) out of the house
- reducing dust collecting surfaces (open shelves, carpets, upholstered furniture, etc.)
- diligent and frequent vacuuming with an efficient vacuum cleaner
- reducing the entry of particle-laden outdoor air by closing windows, improving house airtightness, and installing an intake filter on the air supply
- using a good furnace filter
- Most of these recommendations will also reduce the amount of visible dust in your house

Look for the "MERV" rating on the filter; the higher the MERV rating, the better the filtration. Make sure that your furnace technician approves a change to a high efficiency filter. Some of the filters with higher MERV ratings will reduce the amount of air passing through the furnace and affect its performance.

What's Happening in Canmore for March

Mountain Cabin Annual Quilt Show

Canmore Library Art Gallery

March 3 - 21

Rocky Mountain Ski Challenge

This yearly event is hosted by the Canmore Nordic Ski Club. It will take place at the Canmore Nordic Centre

March 11

Sharkfest 2006

This Cross-Country Skiing Event organized by the Rocky Mountain Racers Ski Club takes place at the Mt. Shark Racing Trails in Kananaskis Country

March 25 - 26

Bruno Engler Veteran Race/Juicy Fruit Snow Jam

Ski Banff @Mount Norquay

March 26

Powderhound SPCA Fundraiser

The Grizzly Paw Brew Pub and Ski Banff @ Norquay are proud to be hosting this SPCA fundraising event. Ski Banff @Mount Norquay

March 30

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Brad Hawker & Drew Betts

Of

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