



Merry Christmas

Once again, the magical season of Christmas is upon us and soon, yet another year will have passed. 2002 has been such a joy!

Our Family is growing up and I have several pieces of news in that area later on. The Canmore Real Estate Market has taken been extremely busy with 437 listings being sold in the first 11 months of the year and my team and I helping a record 72 different clients with their dreams. We would like to thank all of our clients, colleges, friends and family who have given us such strong support; we could not do it without you!!

We are continuing to see more people coming to the area than leaving and many of the new comers are spending a great deal of money on their "Chalet" in the mountains. This year we saw people wanting to buy now as a hedge against future appreciation, we also saw the investors come back to the market because of a combination of poor results in the stock market, low interest rates and a strong rental market. Combine this with a fear that Canmore only has 10 to 15 years worth of land left and that it may be too expensive for people when they retire, this has been a record year for sales.

Last Sept. 11th we had 330 active listings and so far this year we have averaged 181.

2002 to date...	Average Sale Price	Average Days on Market
Single Family Homes	\$306,958	90.3
Condo's	\$225,090	113
Duplexes	\$343,778	68
Lots	\$244,481	152.9

Due to all the features, functions and information our web site continues to gain momentum with the following averages...

www.BradHawker.com 2002 monthly averages

Listing Views	2257
Virtual Reality Views	1126
Website Sessions	988

After persevering through the disappointing spring weather, we were excited to head off to the cottage for summer holidays. Day after day of sunshine was showered upon us. It was this summer we discovered that Callum has no fear of water and seems to have a real keenness for speed boats. Every time we'd get in the boat we'd hear "go, go, go" from the passenger seat. Lauren's love of skiing was once again evident when she attempted waterskiing for the first time. Up she got...first try.....all smiles. It's amazing to see a little 5 year old, especially your daughter, waterskiing on a large lake. I'm sure it won't be long until Callum is saying "My turn" and just raring to go!

September saw Lauren have her first day of Grade 1, French immersion. She absolutely loves it and has made some great friends. She adores her teacher and we feel very fortunate to have Lauren in her class. Callum goes to a fantastic day home 3 days a week, which he also thoroughly enjoys and spend Thursday with me for “Callum and Daddy day”. Lauren gave us one of many proud moments in March when she received the “Best Attitude” award with the Bow Valley Quickies.

Kathryn joined us here at the Brad Hawker Team in September and has made a remarkable change for Drew and I. Her administration support has really allowed us to continue to provide the best service and value available.

Callum turned 2 in November, and after seeing a couple of months of the “terrible two’s” (started at 18 months as he is so advanced) we seem to have weathered the storm pretty well, for now anyway. When one stage ends, another begins! He really is a dynamite little guy who completely idolises his big sister and they play so well together most of the time. We’re looking forward to seeing how he enjoys downhill skiing this year. We’re pretty sure that once he sees Lauren out there, there will be no stopping him.

Our family has been blessed with good health and happiness this year. We hope the same has been brought to you and that your Christmas is filled with warmth, family and friends. May the New Year bring an abundance of good health, love and happiness. Enjoy the holiday season.

Origins of Christmas Traditions, The Christmas Tree

No Christmas is complete without the Christmas tree. What’s the reason trees are so popular? One story goes that Prince Albert gave one to his wife, Queen Victoria, since they were a custom in his homeland of Germany. Another story goes that an early Christian missionary in Germany came across a human sacrifice happening under an oak tree. The missionary took his ax and toppled the tree with one blow. At the base of the tree was a tiny fir tree which he then explained was like Christ who brings life. Then again, Martin Luther King has also been given credit for the first Christmas tree after he decorated a tree with candles.

www.BradHawker.com

Realtor / Broker

Phone: (403) 678-7557

Fax: (403) 678-2206

Toll Free: 1-877-818-7557

Email: info@BradHawker.com



Rocky Mountain Realty

Thank you for dealing with the Brad Hawker Real Estate Team, we are striving to keep the use of paper to a minimum, please advise us if you wish to have this info delivered via email or wish to change the frequency. They come every two weeks, quarterly or yearly before Christmas