



Your Dedicated CIR REALTY Real Estate Representative

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# Why Getting an Annual Real Estate Review is Important

Your Real Estate investment is likely the biggest single expenditure in your lifetime so why not keep a pulse on its value? Life can happen fast and keeping a relationship with your trusted REALTOR® can benefit you in many ways.

- 1) You will learn the real time value of your highest valued asset.
- 2) Realtors can give you the real scoop on what is happening in your neighbourhood or for properties like yours. Unfortunately, newspapers and media often report the biggest headlines to sell papers or get website traffic. Their reporting is broad, covering the whole market in as few words as possible. Not only is this misleading to

the common home owner but if you believe the reporting word for word, you could be limiting your own financial growth in real estate.

- 3) Perhaps it is time to move up or move down, build, or time a purchase or sale that will maximize your position. We can assist you in solving this puzzle and protect your best interests.
- 4) Thinking of renovating with the thought of moving sooner than later? Why not bounce your renovation ideas off your agent. We know what improvements will maximize your selling value and save you from over renovating your home!

Please do contact me for your complimentary review so we can ensure you have the information you need to make informed long-term decisions about your home. ■

Don't Forget About Our ALBERTA EXPERIENCE GIVEAWAY CONTEST  
You can enter every month at [cirrealty.ca/contest](http://cirrealty.ca/contest)

ENTER TO WIN TABLET  
Banff Sunshine Village Family Ticket Pack  
[two adults & two youth/kids]  
sponsored by Banff Sunshine Village  
CIR REALTY 770 CHQR

## HOME OWNER TIPS OF THE MONTH



### Looking to be a US Snowbird?

*Here's what you need to know!*

#### How Long Can a Canadian Stay in the United States?

The period of time a Canadian can stay in the US is based on your unique case and whether you are entering on a visa or not. A Canadian can stay in the US for six months from the date of entry, BUT any exit and reentry reset the clock.

#### Extending Your Stay in the US

If you need to stay in the US longer than six months as a Canadian, you have the option to extend your stay. You can do this by filing a Form I-539, Application to Extend/Change Nonimmigrant Status before your authorized stay expires through the USCIS.

#### Canadians Paying Taxes in the US

Canadians need to keep in mind US tax laws. The Internal Revenue Service (IRS) has guidelines in place that Canadians must comply with. If you do stay for an extended period, you may have to file tax forms to the IRS, beyond six months.

#### US Tax Treaty Exemption

You can also claim exemption under the Canada-US Tax Treaty. You can refer to the Treaty tiebreaker rules to claim that you're still a Canadian citizen after staying in the US for over 182 days.

#### How Long Can a Canadian Snowbird Keep Their Provincial Health Insurance?

When staying in the United States as a Canadian, you also need to make sure you aren't absent from your province for too long. Staying outside of your Canadian province for too long can affect your provincial health care coverage. All provinces, except Ontario and Newfoundland, require you to actually live in your home province for at least six months plus a day (183 days in most years) in order to be considered a permanent resident of that province, and therefore qualified for provincial health insurance benefits. ■

### METRO CALGARY MARKET STATS - JAN 04/22

Active LISTINGS // SALES last 30 days\*

#### DETACHED



684 // 846  
Average Price  
**\$927,503 // \$584,430**

#### ATTACHED



539 // 370  
Average Price  
**\$456,200 // \$376,707**

#### APARTMENT



986 // 265  
Average Price  
**\$352,450 // \$255,455**

\* All numbers gathered for the Listings and Sales stats are compiled for Metro Calgary; sales/close numbers for 30 days ending Jan 4, 2022

● Average Days on Market



CALL NOW for A FREE MARKET EVALUATION