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West Side Homes & Market Review

WINTER 2011

► Market Overview

THE VANCOUVER REAL ESTATE CYCLE

Lots of listings early in the fall followed by a quiet November means we'll be heading into January with very low inventory - that's a good time to be selling.

Lots of activity in late November - quick sales, multiple offers - not what you expect at this time of the year

Single Family Homes

► BUSY IN 2012???

Lots of uncertainty looking ahead as we hear rumours of trouble in China also but my guess is that 2012 will begin in much the same way as it has the last few years.

It's been great to see other buyers in the market in the last few months. There are nice homes for sale that appeal to local Buyers more - those that have been totally gutted and rebuilt, retaining some of the original charm.

The Chinese call that "old lady, new dress" - like that's a bad thing! It's hardly mutton dressed as lamb and more like getting new hips and knees - good for many more years.

Hi everyone;

it's been a busy end to the year so looking forward to a Christmas break in Cabo with our family - a warm weather holiday sounds perfect right now!

Thanks to all of you who have been clients, friends and neighbours this year - hope your holiday is exactly what you want it to be.

Condos, Duplexes & Townhomes

New construction seems to appeal to 1st time Buyers because it's NEW, under warranty and often downtown.

Sale prices are \$700-800/sq ft without much of a view. That's the appeal for the 20 something buyer.

Duplexes continue to sell well, even going into multiple offers in November.



Immigrant Buyers

► WILL THEY BE HERE IN JANUARY?

I think so - many have already been granted immigrant status but are backed up on paperwork with the Canadian government.

Others will continue to buy where they feel their money is safe and it's still much cheaper than at home.

ART FOR LIFE

► ART FOR LESS

We just attended the most recent Art for Life event in support of Friends for Life in the West End. If you're looking for art at an affordable price point, this is a great place to do your shopping.

Local artists, many represented by galleries donate pieces which sell often at 50-60% of what you would pay otherwise. There is something for everyone at both live and silent auction prices and all for a great cause, supporting those chronically and terminally ill with HIV or cancer. Look for it next year in November.



Most of us have some shopping to do so why not shop local?

There are some many great shops in neighbourhoods like Gastown, Cambie Village, Main St., S. Granville, & Yaletown where you can not only support a local business but find something special.

PERSONALIZED SERVICE WITH EXCEPTIONAL RESULTS

“Referrals are the foundation of my business. As a professional I strive for business excellence but particularly in client service so that you may refer me without hesitation.

Thank you in advance for your support.”



Happy Holidays

