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Christmas Wishes to Everyone!!

So another year has come and gone (almost) wow how time flies. It was just the other day that we were awaiting the Olympics! What a story that was and now in the history books. Although this is supposed to be the almighty La Nina year which translates to a cold snowy winter, so far, albeit for that freaky cold/snowy 3 days, it's been very mild and wet, also known as record torrential rain! With an 11% chance of a White Christmas, don't hold your breath waiting although it would be nice! So as I sit here and write this, I reflect on the year, more importantly what happened or didn't happen. The first 3 months were extremely active and then April came along and it was like someone had turned the power switch off! Please allow me to introduce you to **Mr. Buyers' Market**. Not new to these parts, Buyers stuck around for a while (5-6 months to be exact) but soon realized that he had overstayed his visit and made way for **Mrs. Balanced Market**. Mrs. Balanced Market has been a breath of fresh air and so far everyone seems to love her which leads me into the latest real estate numbers.

The Real Estate Board of Greater Vancouver (REBGV) reports that the number of residential property sales in Greater Vancouver totalled 2,509 in November 2010. This represents a 7.4 % increase compared to October 2010 and an 18.6% decline from the 3,083 sales in November 2009. "Housing sales numbers were fairly typical for a November and indicate a fairly balanced market. Activity on the buyer side has been stable, with slight increases, over the last few months while the number of homes listed for sale in our region has declined each month since we reached a peak in June," Jake Moldowan, REBGV president said.

So where do we go from here is the golden question and what are my personal thoughts? Allow me to introduce you to **Mr. Stable Market**, closely related to Mrs. Balanced Market. With interest rates going nowhere in a hurry and listing to sales ratio fairly equal, I think the market as well as pricing will remain **Stable** for the foreseeable future. This is just the way I like it as it allows both buyers and sellers time to make informed decisions without the stressful market pressure! Keep in mind that these are my thoughts only and that even a broken clock is right twice a day!

In lieu of Christmas Cards this year, our family will once again make a special donation to Covenant House Vancouver. From Our Family to Yours, Have A Very Merry Christmas, Warm Festive Wishes & A Healthy Happy New Year!

I look forward to seeing and hearing from you in 2011!

Taking into account that Vancouver was just honoured by the **Economist** as the world's most liveable city again, and interest rates still at incredibly low levels, what does the future hold for us? Odds are we're looking pretty good here. Remember, it's not what headline you read but how you read it. **So are you confused?** If you or anyone you know have any real estate questions, please don't hesitate to call.



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This mailer is not intended to solicit already listed properties.