



## IN THIS ISSUE:



### *It is what it isn't or isn't what it is, maybe.*

This is like Déjà vu all over again. A nickel ain't worth a dime anymore. If you ask me anything I don't know I'm not going to answer. You've got to be very careful if you don't know where you are going, because you might not get there. Nobody goes there anymore it's too crowded. I wish I had an answer to that because I'm tired of answering that question. If the world was perfect, it wouldn't be. *And my favorite "You can observe a lot by just watching"*

So what's with all the Yogi Berra quotes? Absolutely nothing although I thought they kind of sum up the market as of late. Just go for a drive and you'll see what I mean. For Sale signs have sprung up in unison with the tulips, although with all the rain this year, I must have missed the tulips. REBGV reports **"May market offers buyers greater selection, sales down 10% with listings up a whopping 48% year over year."** It's like everyone decided to sell at the same time! Banks raised their mortgage rates, most likely to shake the weak leaves, then dropped them again, go figure. Bank of Canada raises the overnight rate a quarter point although I'll be very surprised if they rise again within the next 3-4 months. Prices are up 16.7% (HPI) year over year. Vancouver is still the most livable city in the world according to many publications, most recently by the Economist and Mercers, hence there is a price to pay!

On the home front, our dreaded reno is almost complete and yes we are still together although feeling a bit like a family of squatters in our own home. On a personal note, I am off to Poland next week, yes POLAND, to christen my friend's third child and to claim my official title as the GODFATHER. Our summer WILL arrive and yes the sun will shine so get out there and enjoy. We're looking forward to some summer fun in the sun so I'll report the family wakeboarding progress or lack of in the fall, ugh...have a great summer and be safe!!

And finally, to all of you who have referred your family and friends to me, thank you for placing your trust in me. The greatest compliment to me is a referral. If you know of anyone looking to buy or sell or have any real estate questions, I would love the opportunity to put my 25 years of experience to work for you.



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This mailer is not intended to solicit already listed properties.