



SALES FACTS

Year To Date

Sunshine Coast

As of Mar 25, 11

Waterfront Homes

- 6 Sales
- Average Price
\$780,500
- Avg Days on Market
77

Non -Waterfront Homes

- 77 Sales
- Average Price
\$414,831
- Avg Days on Market
118

Waterfront Land

- 2 Sales
- Average Price
\$207,500
- Avg Days on Market
140

Non Waterfront Land

- 19 Sales
- Average Price
\$165,000
- Avg Days on Market
351

Great iPhone App available for REALTOR.ca



The Canadian Real Estate Association has released its REALTOR.ca app for the Apple® iPhone®. REALTOR.ca is the most visited real estate website in Canada, listing on average some 350,000 properties at any time. "This free application brings Apple iPhone users the features and functionality of the REALTOR.ca website, as well as some interesting device-specific features" said CREA president Georges Pahud. "Consumers today expect portable information and REALTORS® across Canada are happy to be providing this service." Features and functionality of include:

Using the handheld's GPS technology:

Properties Near Me – get up-to-date property information, photos and driving directions;

New Listings Near Me – recent listings in the area you're visiting;

Open Houses Near Me – find open houses near your present location;

My Agent – Contact either your agent(s), or the listing agent for more information about a specific property;

Property Search – Search for houses & properties across Canada, and connect with REALTORS® to view, buy or sell;

Interactive BING mapping is embedded to allow focus on specific neighbourhoods;

Scheduled Open Houses can be added to the device's calendar.

"When considering one of life's biggest financial transactions, easily accessible, detailed information about homes and neighbourhoods, as well as access to REALTORS®, helps people make well-informed decisions" stated Pahud.

With the addition of the Apple iPhone app, REALTOR.ca is now available for two of the most popular handheld device operating systems, as the Windows Phone 7® version was released in November. A BlackBerry app is to be released early in 2011.

Sunshine Coast Current Market Conditions

Initial concerns over a landslide of new and re-listed markets coming online in 2011 seems to have been negated by a relatively subdued and stable real estate climate. In short, with no distinctive upturn in the market, sellers continue to sit on the sidelines. As of the writing of this article there are currently 969 properties (detached, attached, land) available for sale. On the same date in 2010 there were 967 so supply is constant. Compare that to the frenzied market of 2006 when there were only 454 properties to chose from and it's no wonder why we are still firmly in a buyers market.

Year to date there have been 84 detached home sales at an average price of \$438,779 as compared to the same period in 2010 which saw 107 sales and an average selling price of 467,204. While 2011 sales are up considerably from the dreary days of 2009, our market is falling well short of the 150-170 sales that would have been realized by this point in 2004-2007.

So with a large inventory of available properties and a relatively low volume of sales presentation and pricing become critical elements of achieving a sale. We are recommending all our listing clients consider using a professional stager / designer to aid in preparing their homes for sale. An investment of a few hundred dollars in re-positioning your existing furniture and possibly changing paint colours can add thousands to your bottom line and improve your odds of selling dramatically.



Scrumptious!

Easter Eggs

- 2 pounds confectioners' sugar
- 1/4 pound margarine, softened
- 1 (8 ounce) package cream cheese
- 2 teaspoons vanilla extract
- 12 ounces peanut butter
- 1 pound flaked coconut
- 4 cups semisweet chocolate chips
- 2 tablespoons shortening

1. In a mixing bowl, combine sugar, margarine, cream cheese and vanilla extract. Divide the batter in half and place each half of the batter in a bowl on its own. Stir peanut butter into one of the bowls and coconut into the second.
2. Using your hands, mold the dough into egg-shapes and arrange the forms on cookie sheets. Place the eggs in the freezer until frozen.
3. Once the eggs have frozen, melt the chocolate and shortening in the top of a double-boiler. Dip the eggs into the chocolate until coated. Place the eggs on wax paper lined cookie sheets and return to the freezer to harden. After the chocolate has hardened the eggs can be kept in the refrigerator.

Hot Listings



4207 Francis Peninsula Rd., Madeira Park, BC: "Ocean's Edge Escape" This completely renovated 4 bdrm 2070 sqft steel & concrete home is set only steps from the ocean's edge & offers a protected licensed dock, unique marine railway with boat garage to protect your investment & panoramic views of Pender Harbour. Fully furnished & move in ready! The interior of home has been completely updated with reclaimed hardwood flooring, new carpet, a clean and efficient propane fireplace, window & door package, kitchen appliances, triple French doors on the lower level & more. Outside - new low maintenance siding, cultured stone, sundecks on every level & a built in Vermont Castings fireplace -- perfect for entertaining. A private get-a-way & great revenue potential. Call for showing. **\$1,250,000.**



858 Aurora Way, Gibsons, BC: "Picture Perfect Family Home" This architecturally inspired 2584 sqft 5 bdrm family home is set on a sunny level ¼ acre lot overlooking a one acre maintained municipal park. High end features include his and her main level TV rooms, SMART wiring, Heat Recovery Ventilation, 2 gas fireplaces, heated concrete floors, stainless steel appliance package with wall oven, generous 598sqft two car garage and a covered & heated outdoor area for entertaining in the backyard. Perfect for commuters, the property is located less than 5km from the Langdale Ferry Terminal and within 2km of schools, skating rinks, parks and shopping. Call us today to arrange your personal viewing. **\$589,000.**



4075 Francis Peninsula Rd., Madeira Park, BC: "Pender Harbour Oceanfront" This gracious & spacious 2963 sqft 3 BR family home on over an acre of waterfront features a reconstructed 40' boathouse, guest cottage w/ loft sleeping area, 2 car detached garage workshop & vista views across Pender Harbour to Nelson Island. The entry level features custom stone floor with propane FP & room to relax. Follow the sweeping curved staircase from lower level to the main floor which features an expansive living room separated from the dining rm & kitchen by a double sided polished stone fireplace. A second parallel staircase leads to a private master suite. Fully fenced yard with alum. gates, terraced gardens & a short walk to the waterfront. Foreshore Lic. Call to view. **\$929,000.**



5597 Leaning Tree Rd., Halfmoon Bay, BC "Pacific Log Home on Wooded Acreage" Situated 10km north of downtown Sechelt bordering Sargeant Bay Park in desirable Halfmoon Bay, this stunning 5+ acre property offers complete privacy with all the convenience of the city. An impressive hand crafted stone fire place is the heart of this 2330 sqft classic log home & vaulted ceilings with a wall of south facing glass brings the outdoors in. The main floor features a master bdrm suite with custom tile & stone bath, gourmet granite & ash kitchen, an expansive living room with loft accessed by a striking log staircase. Outside you'll find a serenity pond, mature forests, wetlands & rock bluff with panoramic views across the Strait of Georgia, and detached garage. **\$799,900.**



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