



SALES FACTS

Year To Date

Sunshine Coast

As of 2/15/11

Waterfront Homes

- 2 Sales
- Average Price
\$885,000
- Avg Days on Market
39

Non -Waterfront Homes

- 25 Sales
- Average Price
\$391,280
- Avg Days on Market
121

Waterfront Land

- 1 Sales
- Average Price
\$250,000
- Avg Days on Market
220

Non Waterfront Land

- 13 Sales
- Average Price
\$228,511
- Avg Days on Market
325

Home Inspections—Getting to know your home.

You've finally found the home of your dreams and are feeling on top of the world! Think of how you'd feel though after you moved in to find out that your new home was nothing more than a money pit.

Buying a home can be very emotional, especially if it's love at first sight. It's easy to overlook potential problems when all your attention's focused on the features you love. Having the home professionally inspected will help you see the full picture. Home inspections help identify both existing and potential problems. There's no such thing as a perfect house so don't be alarmed when issues arise but at least you'll know what to expect. It's also a valuable learning experience as many inspectors will discuss the home's systems with you and advise on how they should be maintained.

Home inspections aren't just for buyers. We recommend seller have inspections completed before they put their property on the market so they're not caught off guard and forced into a vulnerable position. In sales, knowing your product is key so it's important to be fully aware of any existing problems beforehand so they can be dealt with accordingly.

Not everyone chooses to have a home inspection but it makes sense if you want to avoid surprises. Make sure to choose a certified home inspector who comes highly recommended and ensure the cost includes a written report. Most experts agree the knowledge and peace of mind you'll gain is well worth the expense.

Market Conditions—How 2011's shaping up.

Spring traditionally marks the beginning of the busy real estate season, but we can look to the early months of the year as a barometer of how the year might be shaping up.

The Sunshine Coast housing market would appear to be starting slower in 2011 than 2010 which saw many ups and downs. According to the Real Estate Board of Greater Vancouver's statistical package, January 2011 realized 16 detached home sales at an average selling price of \$408,250 compared to 27 detached home sales at an average price of \$459,900 in 2010. Most forecasters are calling for a more balanced market in 2011 with plenty of supply to meet market demands. There were 84 detached homes listed for sale in January this year, down from the 115 homes listed in January 2010. Some market experts are concerned about a landslide of new listings coming on the market in the early spring. An over supply of available properties can have a negative effect on pricing. The January listing statistics indicate that the market might dodge the bullet of over supply. February and March will tell the tale.

The Housing Price Index (HPI) of the Real Estate Board notes a downward trend in pricing in the Sunshine Coast market. The MLSLink HPI® is an alternative measure of real estate prices that provides a clearer picture of market trends over traditional tools such as mean or median average prices. Our January 2011 HPI was recorded at \$381,183, down 8.1% over last year but up 6% since 2006.



Scrumptious!

Hot Listings



Banana Crumb Muffins

- 1 1/2 cups all-purpose flour
- 1 teaspoon baking soda
- 1 teaspoon baking powder
- 1/2 teaspoon salt
- 3 bananas, mashed
- 3/4 cup white sugar
- 1 egg, lightly beaten
- 1/3 cup butter, melted
- 1/3 cup packed brown sugar
- 2 tablespoons all-purpose flour
- 1/8 teaspoon ground cinnamon
- 1 tablespoon butter

1. Preheat oven to 375 degrees F (190 degrees C). Lightly grease 10 muffin cups, or line with muffin papers.
2. In a large bowl, mix together 1 1/2 cups flour, baking soda, baking powder and salt. In another bowl, beat together bananas, sugar, egg and melted butter. Stir the banana mixture into the flour mixture just until moistened. Spoon batter into prepared muffin cups.
3. In a small bowl, mix together brown sugar, 2 tablespoons flour and cinnamon. Cut in 1 table-spoon butter until mixture resembles coarse cornmeal. Sprinkle topping over muffins.
4. Bake in preheated oven for 18 to 20 minutes, until a toothpick inserted into center of a muffin comes out clean.

491 Woodland Av., Gibsons, BC. "Spectacular Views!" Set only 125 m from the Granthams Landing Community Dock and public beach access, this 2307 sqft 3 bedroom family home offers one of the finest ocean, island and mountain views anywhere on the Sunshine Coast. 3km from the Langdale ferry terminal and 1.5km from amenities in Gibsons Landing, it's convenient for commuters and effortless for everyday living! The open floor plan features a sunken living room, country kitchen with eating area and a master suite with ocean view and access to sundrenched decks. Fully finished lower level w/ roughed in plumbing for an in-law suite. Easy to show . **NOW PRICED TO SELL AT \$499,000!**

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 concrete drive, detached garage. **NEW LISTING OFFERED AT \$799,900**

6109 South Gale Ave, Sechelt, BC. "Neat As A Pin - Just Move In" A great location and flawless landscaping sets apart this pristine-clean 3BR/2BA 1411 sqft charming contemporary home at the end of a quiet cul-de-sac. Inside this two-story you'll find a natural gas fireplace, laminate floors, a roomy attached single garage and a bright and cheery kitchen. Outside features include a private yard, covered patio and specially selected plantings. Custom touches and craftsman quality construction at every turn - more than you'll ever expect at this price point. Full appliance package included. Close to parks, marina, golf, indoor tennis facility and schools. . **NEW LISTING OFFERED AT \$339,000**

4536 Rondevue Rd., Madeira Park, BC "Charming Character Home" Set on a bright sunny 1/4 acre lot, this 1942 sqft 3 bedroom family home features a spacious floor plan with plenty of room for entertaining family & friends. Beautiful maple kitchen with versatile food prep peninsula overlooks a comfortable dining area and living room on the main while upstairs has 3 bedrooms a family room and 4 piece bath. Located only minutes from marinas, village shops, school bus and 200 acre Francis Point Marine Park with swimming beach and walking trails. Cozy freestanding wood burning stove in the winter and the great gardening spaces in the summer. Call today to arrange a private showing! **NEW LISTING Offered at \$299,900**

SunshineCoastHomes.com
buying... selling... sold.

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