



SALES FACTS

Year To Date

Sunshine Coast

As of Mar 25, 11

Waterfront Homes

- 15 Sales
- Average Price \$839,766
- Avg Days on Market 115

Non -Waterfront Homes

- 156 Sales
- Average Price \$408,693
- Avg Days on Market 97

Waterfront Land

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

Non Waterfront Land

- 28 Sales
- Average Price \$217,772
- Avg Days on Market 316



Tips for Preparing Your Home for Summer

June is here! Here is a short home repair checklist to help you avoid expensive repairs :

Tighten Loose Screws & Nails on Porches & Fences – Wood expands and contracts with changing temperatures and weather. Boards will loosen and warp if not maintained. Tighten screws and hammer protruding nails carefully—don't cause the wood to crack by over tightening.

Test & Adjust Gates – The bottom boards can break and gates can sag as they get older. Boards may need to be replaced and sagging can be fixed by adding diagonal cross bars of woven metal or wood to straighten. Gates can also sag if they do not have enough hinges. If a sagging gate has less than 4 hinges, adding hinges will prevent future sagging.

Clean & Seal Fence and Porch Area – Do this once each year to extend fence and porch life. Make sure that once you use one kind of product for this that you continue to only use the same type product every year in the future to prevent any incompatibility problems.

Fill Up All Sinks & Check Drains for Leaks – Visually check for leaks and check drain speed by filling up sinks and watching how fast they drain. If you've noticed water build up in the sink, while using it, it's at least partially clogged. Use a natural product like Bio-Clean to unclog your drainpipes. If you're on a septic system, be sure the product is "septic field friendly!"

Change Furnace Air Filters – Filter out allergens and keep your furnace running efficiently by changing your air filters. We recommend microbial type filters. Change monthly or as recommended by manufacturer.

Have Air Ducts Cleaned Every Other Year – It's important to make sure the service you choose uses equipment that sucks and scrapes anything inside the ducts out to their truck or at least outside your house. Make sure that any seams that need to be patched are patched with metal tape, not fabric.

June 2011—Sunshine Coast Current Market Conditions

Along with Port Moody, the Real Estate Board of Greater Vancouver's May statistics note the Sunshine Coast as the only two areas in the Lower Mainland who's Housing Price Index (HPI) has dropped since the same time last year, and one of only three communities who's values are lower today than 3 years ago. While the Sunshine Coast's HPI is up 10.6% from 2006, that falls way short of the gains made in areas like Richmond where values have risen as much as 77.7%.

The lack of spring sunshine has certainly contributed to the slow start in 2011 and with only one sale in Halfmoon Bay and Pender Harbour through all of May, recreational property values on the Northern portion of the Sunshine Coast are being hit hardest of all.

In contrast to the Greater Vancouver market, this is a great time for buyers looking to invest on the Sunshine Coast. Inventory levels are high with 639 houses being listed so far this year and median selling price are down 4.2% from the same period in 2011.

Educated buyers are carefully watching the market for good value rather than low balling stale listings. Those properties which have sold in 2011 have fetched 95% of their asking price. The message to sellers, don't expect attention on a house that isn't priced sharp.

On examining 145 detached single family home sales in 2011, I determined that 41% sold for below their assessed values and 59% sold for above. It was interesting to note that 82% of homes priced below \$300,000 sold for below their assessed values while approximately 35% of houses valued above \$300,000 fetched less than the assessors felt they were worth. On average, the assessed values of the properties sold were **98%** of the actual sale price.

If you have any questions or comments, please feel free to call me at 604-885-5414. All the best! Alan Stewart, REALTOR.



Scrumptious!

Bodacious Basil Prawns!

- 2 1/2 tablespoons olive oil
- 1/4 cup butter, melted
- 1 1/2 lemons, juiced
- 3 tablespoons Dijon mustard
- 1/2 cup minced fresh basil leaves
- 3 cloves garlic, minced
- salt to taste
- white pepper
- 3 pounds fresh prawns or shrimp, peeled and deveined

- Skewers

1. In a shallow, non-porous dish or bowl, mix together olive oil and melted butter. Stir in lemon juice, mustard, basil, and garlic, and season with salt and white pepper. Add prawns or shrimp, and toss to coat. Cover, and refrigerate for 1 hour.
2. Preheat grill to high heat. Remove shrimp from marinade, and thread onto skewers. Discard marinade.
3. Lightly oil grill grate, and arrange skewers on preheated grill. Cook for 4 minutes, turning once, or until opaque.

Hot Listings



4851 Rondeview Rd., Madeira Park, BC: "Priced to Sell" Take a look at this easy lifestyle 1433 sqft rancher set only a stones throw from the ocean and a short walk to 100 acre Francis Point Marine Park with its miles of hiking trails. With a vaulted living room ceiling, bright white kitchen, skylight, propane fireplace, 2 bedrooms and a den, this is a turn-key package well suited for retirees, recreational investors or first time buyers. Pender Harbour is renowned for its community spirit, gardens, magnificent oceanfront, protected kayaking, affordable golf and abundant wildlife. Now you can live the dream at an affordable price. Call us today to see for yourself! \$2500 Cash "Move-in Credit" to Buyer on completion. **Offered at \$229,000 PLUS a \$2500 cash "move in allowance" at completion.**



6217 Ballie Rd., Sechelt, BC: "View Home with Pristine Pool" Located only 2km from shopping, schools, local beaches & parks, this well cared for 2628 sqft 3 bedroom + den executive home on a 0.31 acre lot offers views of the Strait of Georgia and a recently installed in ground pool that transforms the backyard into a private oasis. The colourful gardens, manicured lawns and sitting areas are complimented with the pleasant sound of flowing water that emanates from the hot tub's waterfall feature. With an open floor, main level living with a cozy gas fireplace, a fully finished walk out basement and attached garage, this 8 year old Sechelt home is ideal for families or retirees who want to provide the ultimate get-a-way for the grandkids. RV Parking & Storage. **Offered at \$574,900**



Lot 8 & 9 Tideview Rd, Gibsons, BC: "Oceanside Opportunity" Two WATERFRONT lots with staggering views overlooking the Howe Sound and only a short walk to the Langdale Ferry Terminal - perfect for commuters or recreational investors. Drop a mooring buoy in protected Smith Cove and have fun fishing, waterskiing and swimming at your doorstep or just take a stroll on the private soft sand beach. While the challenging topography will require a creative builder, the rewards are worth every effort. Geotechnical report completed in May 2008. Call us today for a full information package. **Offered at \$399,000**



6661 North Gale Ave., Sechelt, BC: "Seawatch at the Shores" Enjoy panoramic ocean & mountain views from this 3 BR 2 BA 3378 sqft executive home. The professionally landscaped terraced lot has been thoughtfully designed for min. maintenance & max. colour. Designed to capture the magnificent views, the open concept floor plan on the main level revolves around a gourmet kitchen & features a formal dining area, sitting room, tv room, guest bedroom & a master suite with a WI closet & generous bath. For the chef, top of the line appliances including a SS Electrolux wave touch induction range with dual ovens & a matching over the range microwave. A Jenn-air floating glass French door refrigerator with bottom mount freezer & SS tall tub dishwasher. **Offered at \$689,900**



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