



Market at a Glance

Greater Vancouver Real Estate Market

3rd Quarter 2009

Canadian housing markets buck recession and trend upwards

With the worst of the recession over, residential real estate markets in major Canadian centers are poised for growth in the final quarter of 2009.

Low interest rates, pent-up demand, and improved affordability levels have all played a role in the recovery which began in Spring and is now well-underway. In terms of its impact on the resale market, by historical standards, this recession was one of the mildest.

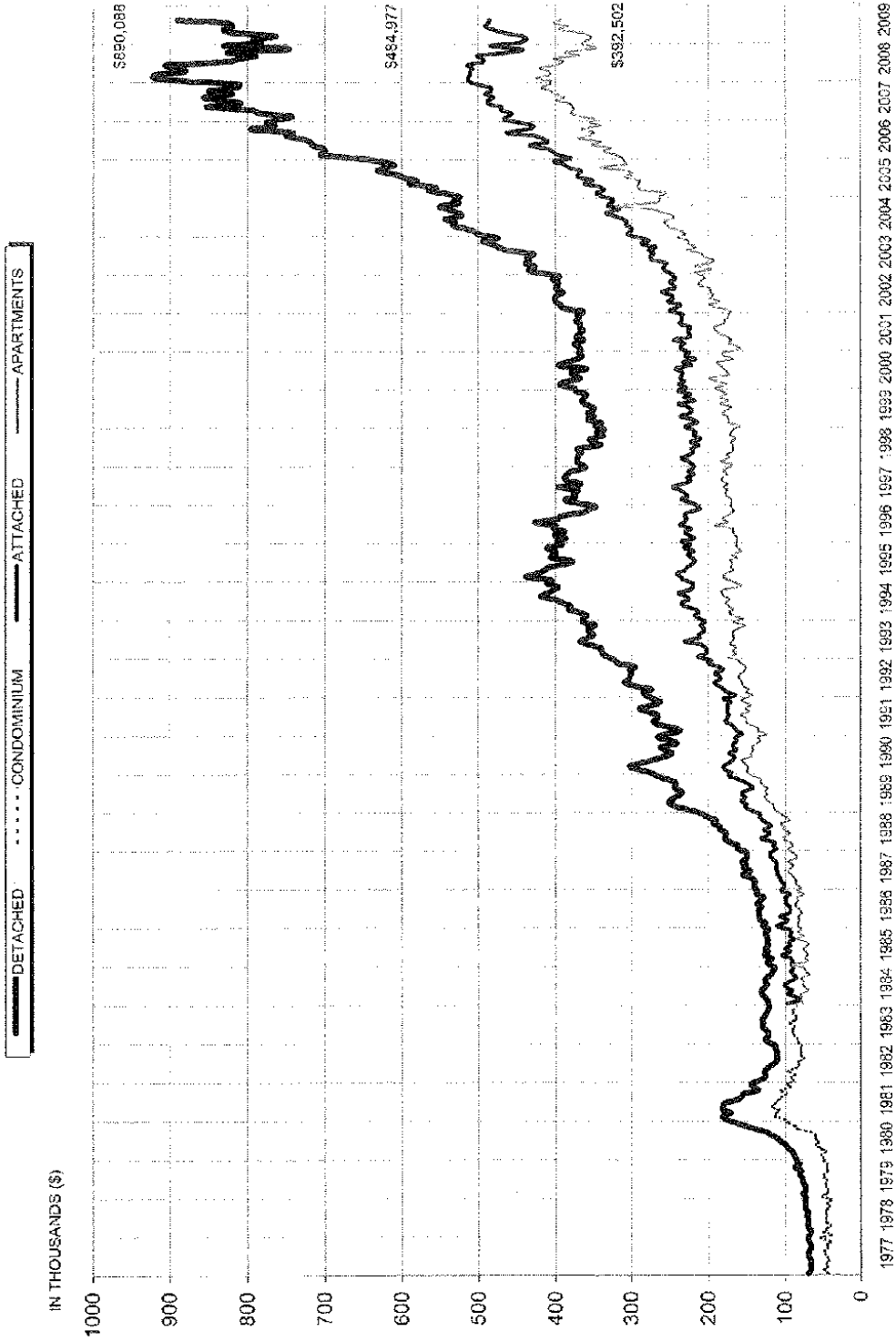
We all love real estate and while there may still be some challenges down the road, you have to **understand yourself and find your comfort zone first**. Are you a home owner, an investor, or a flipper? In any market, whether it's going up or downturn, there are bad deals and good deals.

If you are looking for safety first, your investment targets should be properties in a neighbourhood with good population bases, good

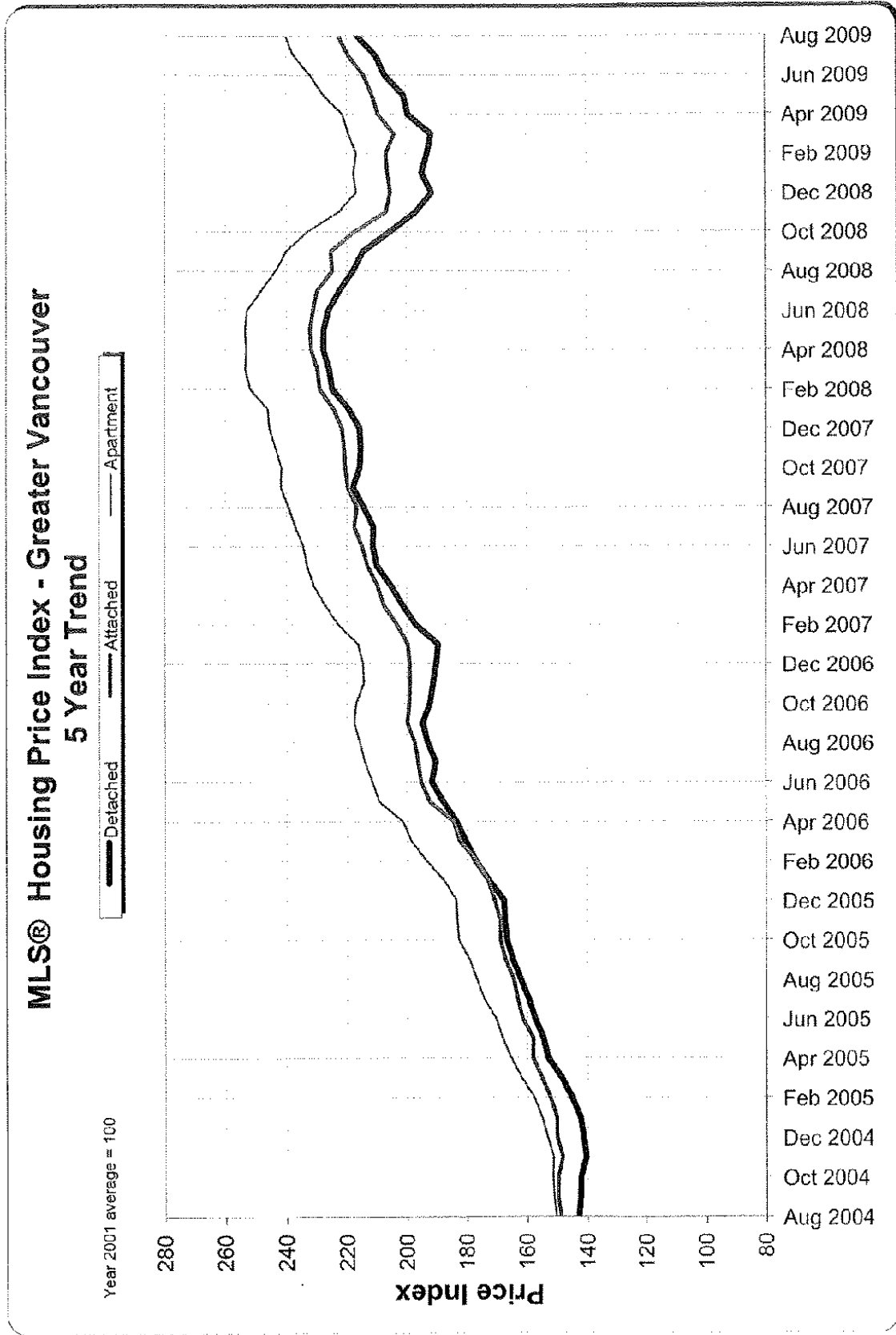
employment and strong base of renters. Greater Vancouver is blessed with geographical advantages. With ocean, mountains and US boarder on three sides, it is a unique real estate market. For decades, affordability has always been an issue. However, with the large inward migration nationally and internationally, the capital investment from the governments, plus the inflationary environment, whether you are an investor or a home owner, once you own a piece of property, you are creating **passive income** for yourself, **eventually**.

Over the last 30 years, the real estate market has seen the ups and downs in the 80's and in 1995, 1998, 2001, 2005 and 2008, with the world financial crisis, stock market crashes, the 9/11 and all the other problems, The historically strong performance of the Greater Vancouver's real estate market proves that it's a better leverage investment than stocks. For home owners especially, remember that real estate is **the only real tax-free capital gain investment**.

Real Estate Board of Greater Vancouver Average Price Graph January 1977 to August 2009



NOTE: From 1977 - 1984 condominium averages were not separated into attached & apartment.



Top Performing Markets by Price Appreciation			
Market	1980 Avg.\$	YTD 2009 Avg. \$	% Increase 1980-2009
Greater Vancouver	\$100,065	\$574,061	473.7%
Victoria	\$85,066	\$466,611	448.5%
Greater Toronto	\$75,694	\$385,978	409.9%
Regina	\$48,628	\$244,088	402.0%
Ottawa	\$63,177	\$301,684	377.5%
Winnipeg	\$50,491	\$207,006	310.0%
Calgary	\$93,977	\$380,489	304.9%
Edmonton	\$84,623	\$319,939	278.1%
Canada	\$67,024	\$312,585	366.4%

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