

Hello from Whistler

Spring has arrived in Whistler and Pemberton and with it a renewed real estate market.

The first 2 months of 2009 saw a very sluggish market as people made sense of their situations.

With April came lower interest rates and renewed interest,

translating to 50% more sales for the month. May should end on a similar note.

It is still a strong Buying Market with excellent opportunities throughout each segment of the market.

Many property owners in both Whistler and Pemberton are taking this opportunity to move within the market.

For a complete package of information on what's currently available please contact me.

If you feel comfortable introducing us to anyone who may need our help please contact us and I will forward you our Introduction to Real Estate in Whistler for you to send to them directly.



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MARKET REPORT

Whistler Market Report

Average Sales Prices Last 12 Months By Area				
	House	Condo	Townhouse	Lot
Whistler South	1,468,400	325,000	721,800	1,084,000
Whistler Centre	1,588,400	621,500	674,000	1,250,000
Village/Bench	5,860,000	577,000	1,043,300	N/A
Whistler North	1,195,430	470,000	982,300	811,100
Pemberton	526,000	282,500	319,000	308,000

Much like financial markets, real estate also works in cycles - and Whistler is no exception. Macro-economic trends, demographics, weather, buyer psychology, and even the seasons, all move the markets to favour either the buyer or the seller at any particular point in time.

The common theme throughout this cycle however, is that opportunity always exists for the well-informed investor, property owner or purchaser. Recent economic events have certainly had their part in impacting the volume of sales in the Whistler marketplace. Yet this actually presents significant opportunity for anyone considering an investment in Whistler and the surrounding area.

The recent slowing of sales means there is a tremendous variety of options available for consideration. Sales values are at levels that have not been seen in more than five years, and with interest rates at historical lows, the carrying costs of ownership in Whistler have never been lower.

CALENDAR OF EVENTS

April 27—June 25, 2009

Dine in Whistler Jump-start your spring in mouth-watering style with fantastic savings on 3-course menus at Whistler's top restaurants.

April 30—September 24, 2009

Toonie Rides Join the locals every Thursday for a \$2 race sponsored by Whistler businesses and organizations.

May 16, 2009

Sightseeing on Whistler

Mountain Begins Please note that the PEAK 2 PEAK Alpine Experience begins on June 6, 2009.

May 18—June 14, 2009

Spring Skiing Spring skiing and riding moves to Whistler Mountain, snowpack permitting.

May 22—31, 2009

Whistler Wellness Week

For tickets and more information, please see Whistler Wellness.

As part of its Spring 2009 Housing Forecast (released May 26, 2009), the British Columbia Real Estate Association (BCREA) reported that housing market conditions for BC have improved more rapidly than expected. As a result, BCREA has revised its home price forecast upwards, reflecting greater price stability through the balance of the year.

Whistler continues to evolve and mature as the leading four-season mountain resort community in North America, offering an unparalleled array of services and amenities that appeal to all age groups. With the eyes of the world locked on Whistler until the end of 2010, the resort's long term value has become more obvious than ever before.

Chalets:

50% of sales were under \$1 Million
 40% of sales were between \$1-\$2 Million
 10% of sales were over \$2 Million
 Some examples include:

	Listed At	Sold For
8476 Matterhorn	\$ 859,000	\$ 750,000
6207 Eagle Drive	\$1,550,000	\$1,550,000
6542 Balsam Way	\$ 990,000	\$ 875,000
8240 Alpine Way	\$ 675,000	\$ 640,000

Condos:

67% of sales were under \$500,000
 23% of sales were between \$500,000-\$1 Million
 10% of sales were over \$1 Million
 Some examples include:

	Listed At	Sold For
327/328 Greystone	\$ 659,900	\$586,000
B4-2230 Eva Lake	\$ 399,900	\$392,500
218 Alpenglow	\$ 159,000	\$150,000

Townhomes:

50% of sales were under \$500,000
 45% of sales were between \$500,000-\$1 Million
 5% of sales were over \$1 Million
 Some examples include:

	Listed At	Sold For
12 Gondola Heights	\$ 499,000	\$460,000
75 Twin Lakes	\$ 699,900	\$625,000
49 Painted Cliff	\$1,050,000	\$920,000
3 Cedar Springs	\$ 399,900	\$375,000

FEATURE STORY

Cheakamus Crossing: An Olympic Legacy



In February 2010, the eyes of the world will be upon Whistler as the globe's top athletes compete for Olympic gold in Alpine, Nordic, Bobsleigh and Luge events in the resort. But in addition

Every Monday starting May 25, 2009

Wild Willies Come Ride

With Us All ages and abilities are welcome for these fun group rides. Sign in at 6:00 pm at Nesters with rides starting at 6:30 pm. Cost is \$2 and participants must be WORCA members.

May 30-31, 2009

Dirt Series Women Only Mountain Bike Camp

Mid June to end of August

Phat Wednesdays

Freeride Series

Head to the Whistler Mountain Bike Park every second Wednesday for a downhill race similar to the Toonie Rides. Sign in at 5:00 pm.

June 20, 2009

Whistler Framers' Market Begins

Base of Blackcomb Mountain Runs every Sunday 11 a.m. - 4 p.m. until October 11.

June 20, 2009

Glacier Skiing

Summer glacier skiing and riding opens on Blackcomb Mountain.

June 22, 2009—September 7, 2009

Women's Nights at Whistler Mountain Bike Park

June 27th, 2009

Comfortably Numb Trail Race

See www.comfortablynumb.ca for more information and to register.

July 1, 2009

Canada Day Celebrate with the Whistler community at the annual Canada Day Parade.

July 1 — August 31, 2009

Art Walk

July 4-5, 2009

Whistler Dragon Boat Festival

See www.whistlerdragonboat.com for more information and to

to all the limelight it's getting from the 2010 Olympic Games, Whistler also benefits from some pretty impressive Olympic Legacies left behind when the Games are long finished. Whistler's newest resident community, Cheakamus Crossing, is one of those legacies.

Situated across Highway 99 from Function Junction, Cheakamus Crossing is a permanent, mixed-use community that's adjacent to a network of beautiful walking, hiking and mountain biking trails. Pedestrian-focused, the community is being built with a commitment to sustainability by using innovative design and development practices that, among other things, protects and enhances natural wetlands in the area. The community will also include commercial space for basic services, an athlete hostel, an International Hostel, a High Performance Centre, and community recreation fields. Featuring stunning views of Black Tusk and Whistler peak, the site will house visiting athletes and their support teams during the Games. After the Games, the units will provide Whistler residents with an affordable opportunity to live, work and play in the resort.

For more details go to www.cheakamuscrossing.ca

COMMUNITY ACTION

Whistler Community Support

The agents of the Whistler Real Estate Company play a very active role in the Whistler community and contribute much time to helping local events:

Whistler has been the main contributor for Daffodil Days for the past 3 years in the whole of British Columbia... this year we raised even more than last year (amazing in these trying economic times how generous everyone was!). We raised over \$11,500 in Whistler & Pemberton for the Canadian Cancer Society Daffodil Days!!!

I have had the pleasure of being involved in several community organizations this year, from coaching hockey this past Winter and soccer this Spring to participating on the Board of Directors for the Sea to Sky Chapter of the Canadian Home Builders Association, and more recently taking on the role of President of the Association of Whistler Realtors.

Whistler is a fantastic community with many dynamic residents who put in countless volunteer hours in making it the amazing place it is – kudos to all of you who contribute your time and effort.

Other events that our team members have been involved in are: Whistler Skating Club – Ice Show, Whistler Father Daughter Dance, Soul Funktion Dance Show, Whistler 2010 Winter Olympic and Paralympic Info Centre, Team Whistler Cycling Club, Loonie races, and more...

register.

July 11–12, 2009

Whistler Children's Art Festival

Medal ceremonies back in Whistler

It's official! After much back-and-forth, discussions, negotiations and re-negotiations – Whistler will indeed be the site of nightly medal presentations during the 2010 Olympic and Paralympic Winter Games.

In February 2009 as a cost-cutting measure, Vancouver 2010 Olympic and Paralympic organizers (VANOC) told Whistler that medals would be awarded at event venues instead of at Whistler's Celebration Plaza – already under construction. But after much lobbying from Games athletes, the International Olympic Committee (IOC) and broadcasters, VANOC was convinced to reconsider the medals plan. The revised \$12.8 million Whistler Celebration Sites program, including medals presentations at the plaza site, now includes \$6.8 million from VANOC, \$5 million from the federal government and \$1 million from the Resort Municipality of Whistler (RMOW).

FEATURED LISTING

2400-67 Cavendish Way \$419,000

This townhome sits only steps to the ski access path right to Whistler Mountain. Lots of windows, big bedrooms, great storage and a deck off the living room. Full bath upstairs with laundry and a powder room on the main level. Enclosed storage beneath for all your Whistler toys. This is a great spot for your adventures in Whistler.

