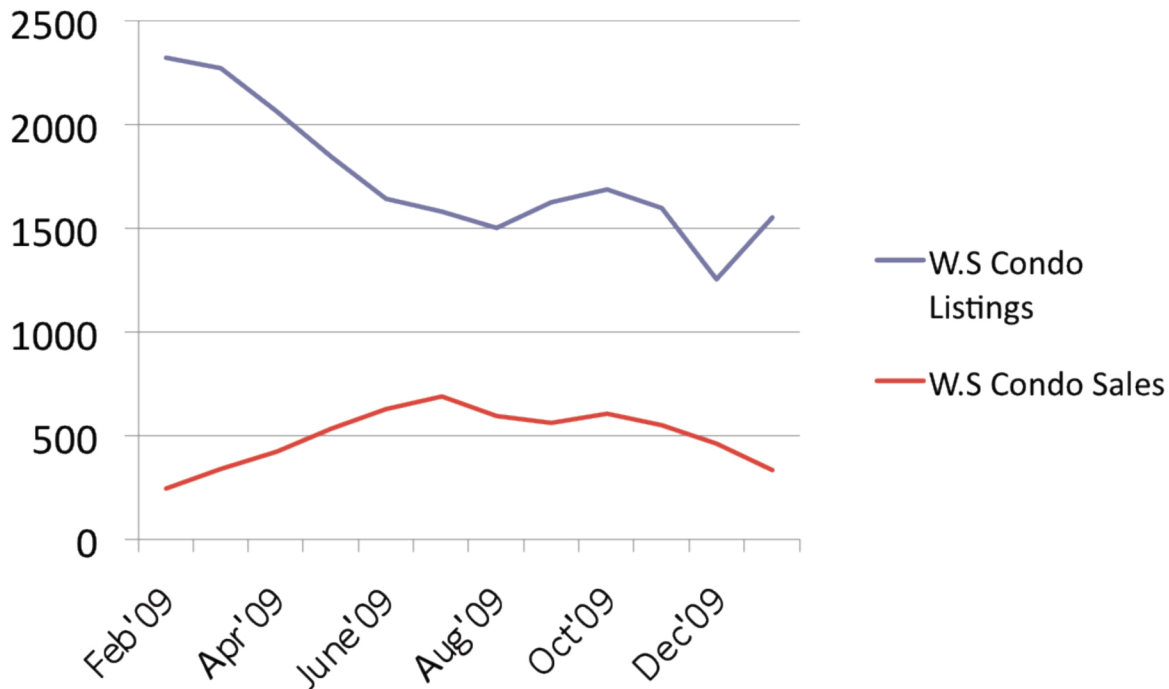


FEBRUARY 2010: DOWNTOWN VANCOUVER & WEST SIDE CONDO MARKET UPDATE



February 2010 was a very interesting month in terms of activity of both Listings & Sales. Obviously interrupted by the Olympics, February has been looked at as the month that will decide the Vancouver Real Estate Market. Post Olympic Real Estate have been a topic of conversation for years.

There were a large number of Buyers & Sellers sitting on the fence with their ideas of what the market would do during & after the Olympics. Now that we are fresh into March we are seeing a large number of Listings coming onto the market & Buyers are out in droves.

With our conservative lending practices tightening up yet again, the First Time Buyers are definitely feeling the urgency to purchase before the April 19 date of change.

Since the end of the Olympics there have been a large number of Listings enter the market after the wait by Sellers while the games were on. In addition we are now entering the always busy spring market. This is the time of year when sun drenched patios & endless clear sky views trump levels of finishing & not your number one choice of location.

I believe that it will be a positive market in March and the rest of 2010 will stay a Sellers market for the majority of the year with prices rising slowly but steadily.