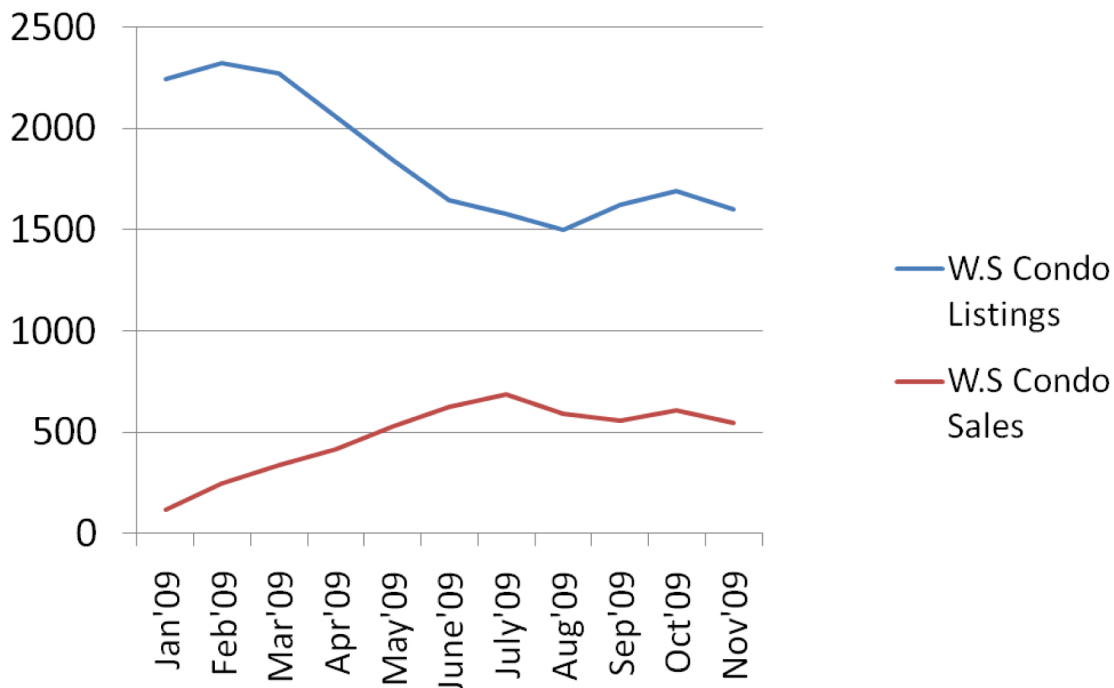


**Downtown / West Side Condo Market Report - November 2009 by  
Jay McInnes & CrosstownCondos.com:**



**Strong demand carries into late fall**

Home values have continued to edge upward in November as demand in the Greater Vancouver housing market remains well above seasonal norms. The market as a whole remains down 1.9 per cent in general from the most recent high point in the market in May 2008.

The unseasonably high level of demand in the November market was attributed in large part to low interest rates, but it also speaks to the diverse range of housing options available in Greater Vancouver. Prospective homebuyers today have more options at different price levels than ever before.

The Real Estate Board of Greater Vancouver reports that residential property sales in November were the third highest volume ever recorded in Greater Vancouver for that month.

We are experiencing a more active than normal market for this time of year, although we have begun to see a reduction in the number of homes listed for sale, which is normal as we head into the holiday season.

In contrast to this year, note that November 2008 was the lowest selling November in Greater Vancouver in 27 years.

For any further information about the Downtown Vancouver real Estate market please don't hesitate to contact me direct at [jay@jaymcinnes.com](mailto:jay@jaymcinnes.com) or 604 771 4606.