



“The Dallas News”

THE MARKET: MY VIEW

What a robust market we are in! Homes are still selling briskly, sometimes with multiple offers. All segments of the market appear to be strong: I just sold a condominium in one day at full price with competing offers. It was an older building with no water problems so it enjoyed a good reputation and, consequently, a high demand! Townhouses, too, are coming up in price, due to increased demand. We currently have just over 2100 listings: still rather low for the spring market. That, plus the continuing low interest rates are fueling the real estate market's prices. Prices have risen in Greater Victoria, on average, 21% over the last 2 years. This doesn't mean that every home has risen that much: some are higher, some are lower. Vancouver prices, too, have been rising approximately 1% a month. As you may have read, we are currently (and I suspect temporarily) the most expensive real estate market in Canada. I believe that there is very little foundation for this and that we will fall back slightly behind Vancouver and Toronto, as per usual, but at the moment we do seem to have a spurt in prices due to a lack of supply. Will prices be going down or up? For that I'd need a crystal ball. What I do know is that if you're thinking of selling, now is a very good time. If you're thinking of buying, you will get a very good mortgage rate. Many people are enjoying the "move-up" market: buying more house with the same amount of mortgage payment covering a larger mortgage because of the current lower rates.

As always, if you'd like a free evaluation of your home, please call me.

Sales Steady, Prices Rise for Condos & Townhomes

May 2003

Steady sales and record prices for condominiums and townhomes highlighted real estate activity in the Victoria area during April. There were 702 sales of homes and other properties through the Victoria Real Estate Board's Multiple Listing Service® (MLS®) last month, identical to the number sold in March and down somewhat from the 789 sales in April of last year. Prices for single-family homes remained stable while average prices for condominiums and townhomes surged, reaching new record highs of \$198,397 and \$244,169 respectively.

MLS® sales in Greater Victoria last month included 444 single family homes, 131 condominiums, 69 townhomes and 14 manufactured homes.

Hall of Fame 2003

Inside this Issue:

A testimonial from Mr. & Mrs. Bubb

Recipe for children!

Dallas' Referral Club



Special points of interest:

Check out Dallas' current listings on page 3

Catch up on all the news on page 1

Spring is coming!

RE/MAX Camosun

4440 Chatterton Way, Victoria, BC, V8X 5J2

DALLAS

4424 Valmont Place



SOLD IN ONE DAY!



Dallas loves to try different recipes
this one is for children
they will enjoy it!



PB & J French Toastwich

- 1 egg beaten
- ¼ cup milk
- 1/8 tsp vanilla
- 2 tbsp creamy or crunchy peanut butter
- 1 tbsp jelly
- 2 slices whole wheat bread
- 1 tbsp butter

In a shallow bowl or pie pan, beat egg, milk and vanilla until blended; set aside. Spread peanut butter and jelly on bread to make a sandwich. Melt butter in a skillet over medium-high heat; dip sandwich into egg mixture then grill until golden brown on both sides. Serve immediately. Makes 1 serving.

Testimonial Letter

Dear Dallas,

Carol and I are hugely grateful (maybe more in awe) over our recent house sale. Knowing that the market is very active at the present time didn't even come close to preparing us for the sales cycle you led us through i.e. A listing price higher than we thought probable, three offers on the first day of the listing and then to cap it all off, a sale price \$17,000 above our listing price.

It's impossible to find words to describe a performance like that! Thank you,

John and Carol Bubb
4424 Valmont Place



Twenty years from now you will look back more regretfully upon the things you didn't do than those you did. So set free the bowlines, sail away from safe harbor. Dream! Explore! Discover!



New Listing!

#403-420 Linden

East facing, very bright and spacious condo. Living room with fireplace, and sunroom with views! \$269,900

Referrals are the lifeline of my business. Each issue of "The Dallas News" features the names of those clients who have shown their confidence in me through the referral of friends and acquaintances (and/or through using my services a 2nd, 3rd, of 4th time)

A HEART FELT THANK YOU TO:

Rene Lewis
Mike Walsh and Margaret Strub
Yvette and David Bird
Sheila Rafuse - Halifax/Dartmouth

4060 Lock Haven Drive



Waterfront! Beach!

All this and 3,770 sq. ft of a gorgeous completely renovated house! Stone fireplaces in the great room and family room downstairs. Watch the sunsets from your deck or stroll on the beach at Telegraph Cove!

\$1,490,000



#3-906 St. Charles
\$475,000

Ocean views are yours from the 27 ft. Living room, dining room and 2 of the 3 bedrooms in this penthouse suite in a Rockland mansion. Designed by P. Leonard James, partner with Rattenbury. Stratified in 1981 into 3 suites this home boast large rooms, lots of storage and great views. Enjoy the gardens from the spacious deck. A stunning and unique home. Fit for a princess, which is was in 1947 when Princess Chirinsky-Chikhnatoff daughter of Mr. & Mrs. Robert Pim Butchart lived there until 1971.

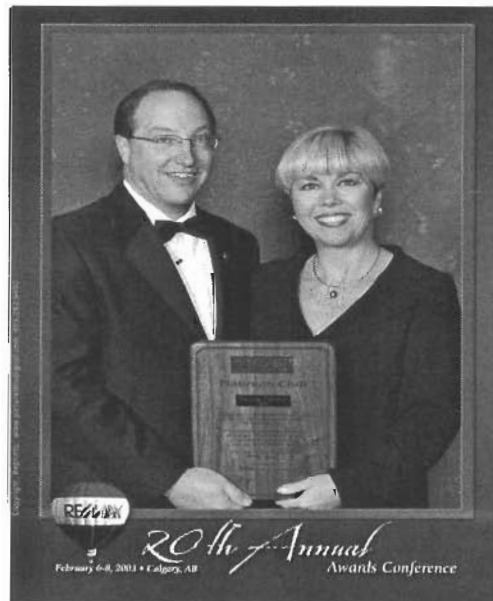


Inner Harbour
\$289,900

Enjoy life on the Inner Harbour in this spacious 2 bedroom condo with a great open floor plan. Water and city views from dining and living rooms. Bedrooms are separated at each end of suite. Remediation is complete and has a 10 year warranty. Walk to downtown and shopping! !



Dallas receiving the
Platinum Award!



Make our Home your Home



THE PENNY FARTHING

2228



WELCOME WELCOME

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