

Staying in touch with you ...



PETER KLETAS
REALTOR®

Sutton Group
West Coast Realty

peterkletas.com

FEBRUARY REAL ESTATE IN GREATER VANCOUVER



The Real Estate Board of Greater Vancouver reports that residential property sales in Greater Vancouver reached 2545 on the MLS® system in February, a 61.4% increase compared to the sales recorded in January, 17.8% fewer than sales in February 2011 and 2.9% higher than sales in February 2010.

February sales in Greater Vancouver were the third lowest February total in the region since 2002, though only 151 sales below the 10-year average.

Sales of detached properties reached 1101, down 21.5% per cent from February 2011. The benchmark price for detached properties increased 10.5% from February 2011 to \$1,042,900.

Sales of apartment properties (1020) dropped 15.4% compared to February 2011, and the benchmark price increased by 2.8% from February 2011 to \$373,300.

Townhome property sales in February 2012 totalled 424, a decline of 13.3% compared to the 489 sales in February 2011. The benchmark price of a townhome unit increased 0.7% between February 2011 and 2012 to \$472,800.

New listings for detached, attached and apartment properties totalled 5552 in February 2012. This represents a 2.5% decline compared to February 2011 and a 3.5% decline compared to January 2012, February's new listing count was the second highest February total in Greater Vancouver since 1996.

At 14,055, the total number of residential property listings on the MLS® increased 12% in February compared to January and increased 17.9% from this time last year. GV-04/12

Collect and compare month-to-month market summaries to stay on top of market trends.

I Listen so You Can Relax ...

Notable Quote

"The way to get started is to quit talking and begin doing."

Walt Disney (1901-1966)
Film Producer, Director, and Screenwriter



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PETER KLETAS REALTOR®

Call today: 604.512.7763



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Staying in touch with you ...

Plan Your Renovations Wisely Using New Consumer Web Portal

Renovating your home can be a dream come true, but without careful planning and oversight, it can also become a nightmare. It is no wonder that home renovation problems are consistently among the top consumer complaints across Canada.



and helps Canadian consumers become better-informed so they can be more confident when they buy products and services.

The portal deals with a wide range of consumers issues, from cars to health and safety. The home renovations section includes links to useful and reliable consumer information that is worth checking out. Just click on “home renovations” in the “housing” section or type in “home renovations” in the search box on the home page. You will be able to obtain information specific to your province or territory so you only see results that are relevant for you. NC04/12

If home renovations are on your list of things to do this spring, make the most of the planning phase by researching your projects first. It will save you time, money and a lot of frustration in the end.

One place you might want to start is Industry Canada’s newly revamped portal, www.consumerinformation.ca. The portal was developed in collaboration with federal, provincial and territorial governments, and non-government sources

Typical Bank Mortgage Rates

Variable	3.00%
1 Year	4.30%
2 Year	3.89%
3 Year	4.39%
4 Year	4.79%
5 Year	5.29%
7 Year	6.29%
10 Year	6.69%

* Rates subject to change.

There are better rates than these.

Call for more information before you buy or renew!



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Staying in touch with you ...

Transform Tired Looking Kitchen Cabinets Into Classics Once Again

As the hub for so much of a family's activity, the kitchen is one of the most popular rooms in a home. So it's no surprise that with all the cooking and entertaining, the heart of the home can suffer from some natural wear and tear. The good news is making kitchen cabinets look like new again can be quite cost-effective with some easy do-it-yourself projects. Here's how:

Update the hardware - Chipped or worn or out cabinet knobs and pulls are easy to replace - and affordable too. Prices range from about \$1.00 for a basic knob to \$5.00 for a beautiful polished nickel knob or chrome finish handle by Martha Stewart Living, available at The Home Depot.

Brighten with a fresh coat of paint - If new kitchen cabinets are not in the budget, consider updating worn or wood grain finish cabinets using a cabinet transformation kit. Rust-Oleum offers an easy do-it-yourself system that requires no stripping, sanding or priming. It's also available in a light and dark colour option.

Add panel moulding - Another option for giving cabinets a facelift is adding more detail - essentially a panel effect - with wood moulding. This do-it-yourself project will require more work, but

results in a completely new look. Once the moulding has been applied, finish with a fresh coat of paint and enjoy the transformation.

For more DIY projects to update your kitchen and the rest of your home, visit the new online DreamBook at www.homedepot.ca/know-how.

NC 04/12





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My Greatest Compliment is Your Referral

Most markets in Canada recorded substantial increased activity in the real estate market this February.

While Buyers are portraying continued deliberation when checking prices and requesting terms, they demonstrate a full commitment to act when a property is priced right. An increased sale-to-list-price ratio combined with a reduced number of days to sell demonstrated a willing coming together of savvy Buyers and Sellers.

Enter the market in stride with educated participants - call me today.

Kind regards,

I Listen so You Can Relax ...



PETER KLETAS

REALTOR®

peterkletas.com

604.512.7763



An independent member broker.

7547 Cambie Street, Vancouver, BC V6P 3H6

info@peterkletas.com

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