



WHISTLER REAL ESTATE UPDATE

The weather has given us an absolutely beautiful end to our summer... this last week has been sunny and gorgeous with temperatures in the mid 20's. It not only is the end of summer but the end of the third quarter in real estate sales and while the year has been full of excitement and tourists from around the globe, economically we have had a few challenges...as has most of North America.

Sales third quarter have been steady; July finished with 31 sales, August with 43 and September with 33... not a bad year over all. This time last year Jan-Sept 30, 2009 the total sales for Whistler were at 344. For the same period in 2010 our total sales are at 327. Therefore, we are holding a stable market as compared to last year. The buyers who have stepped into the market place are happy with their purchases and experiencing value for their dollar. The sellers who are motivated are listing their properties at prices which are recommended by their professional realtor. Today's marketing strategy is one that is being reviewed on a more regular basis.

After reviewing sales throughout 2010 we found that chalets under \$1,200,000 to be in high demand, while in the condo market figures show that phase two properties are back on the radar due to their aggressive pricing. However, phase one properties are still more popular especially those priced between \$300,000 - \$600,000 which garnered more sales comparatively. Townhomes have been the top selling product to date with the popularity of those priced between \$400,000- \$800,000 seeing the most interest. Local resident restricted housing at Rainbow saw over 50 people come through recent Open Houses with 10 contracts being written.

We are optimistic about the fourth quarter being steady because of the number of buyers looking around presently and the variety of product available for them to choose. Pemberton has not seen as many sales as Whistler but it is a different demographic and for residential sales the buyers are happy with their choices and pricing. Three big holidays between now and Christmas will keep the tourists looking at real estate because of the great value of properties for sale as well as those interested in investing in a Life Style choice.... Have a great Autumn!



Summer is over and we are all enjoying Whistler's Fall weather with the crispness in the mountain air and all of the spectacular colours of the forest. We are all expecting this winter to be a banner year for snow and are looking forward to another great ski season. From a real estate perspective, Whistler and all other resort communities are feeling the effects of the downturn in the economy. Inventory levels are high and sellers who have priced their properties to reflect market conditions are meeting with success. Buyers who have been looking for some time are making their moves on well priced properties and both sides of the equation are happy. I have selected some great properties for you to review, [click here to view these properties](#), and would be happy to provide additional info or discuss present market conditions with you if you have any questions. Have a great day!!

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RE/MAX NEWS

THIS MONTH'S FEATURED LISTINGS

RAINBOW - WHISTLER'S MASTER PLANNED COMMUNITY Rainbow offers its residents a true community based neighbourhood with some unique amenities and features. If you are planning on moving to Whistler full time there are a number of affordable resident restricted houses and duplex options available. www.rainbowatwhistler.com

Thinking of selling your home then check out our **"ARE YOU FIT TO SELL"** programme - which offers home staging & other home improvements tips from Real Estate & Home Staging Experts: [more information](#)

Gordon Campbell speech at the Union of BC Municipalities convention held in Whistler on Friday 1st October included hot topics such as major transportation and transit improvements, a referendum on HST and Olympic legacies.....[more information](#)

Controversy continues over Whistler's Asphalt Plant

The last few months has seen an overwhelming amount of discussion about the Whistler's asphalt plant and its location close to the new Cheakamus Crossing residential housing development. Should it be moved, how much will it cost, who is responsible, rezoning issues as well as all the legalities have been major topics. A recent council decision voting 4-3 against rezoning has left local residents overjoyed, but.... [more information](#)



7-4894 Painted Cliff Road

Beds: 3.00 Baths: 2.00

offered at \$999000.00 [more info?](#)



16-4857 Painted Cliff Road

WHISTLER TODAY



WHISTLER'S LEGENDARY TURKEY SALE

October 8th -11th, 2010

Where you can shop for the top name brands in ski and snowboard equipment under one roof, at huge pre season savings!

If you do one thing to get ready for the upcoming season, make sure you stop into the Turkey Sale! Friday, October 8th - Monday, October 11th at the Base of Blackcomb - turkeysale.com

Beds: 3.50 Baths: 2.00

offered at \$899900.00 [more info?](#)



4-4894 Painted Cliff Road

Beds: 2.50 Baths: 2.00

offered at \$969900.00 [more info?](#)



INDULGE - A Gala Evening and Auction at The Westin Resort & Spa - 27th November

TICKETS ON SALE NOW

RE/MAX Sea to Sky Real Estate is proud to support this yearly event which raises money and awareness for Whistler's Healthcare Foundation. Tickets for this event can be purchased on-line at:

www.whistlerhealthcarefoundation.org/indulge.php

MORTGAGE UPDATE

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UPCOMING WHISTLER EVENTS

CORNUCOPIA - November 11th -14th, 2010

Cornucopia is Whistler's premier wine and food extravaganza. The annual event is a unique opportunity to mingle, mix and learn from acclaimed chefs, sommeliers, vintners and restaurateurs' visiting Whistler just for this special celebration. Featuring a sumptuous variety of hands-on seminars, fascinating winemaker dinners, gala tasting events and sizzling after-parties, Cornucopia offers something for both the experienced gourmet and those seeking to better appreciate the epicurean delights of wine and food!

www.whistlercarnucopia.com

- **Whistler Farmer's Market** every Sunday until 31st September
- **TGR 'Light the Wick' Ski & Snowboard film premerie** October 8th at Millennium Place from 7-9pm
- **Turkey Sale** October 8-11th at the Base of Blackcomb
- **Whistler Wishes: Wedding & Event Show** October 9 - 10th at the Conference Centre
- **Cornucopia** November 11th -14th
- **Opening Day for Whistler/Blackcomb Mountain** November 25th
- **Indulge - A Gala Evening and Auction** November 27th at The Westin Resort & Spa.
- **Whistler Film Festival** December 1st - 4th

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