

Featured Listings



3016 Waterloo Street, Vancouver

Build New or Renovate on this prime 40' x 117' Kitsilano property. New R1-1 zoning offers great flexibility. This well-maintained and updated 2,407 sq. ft. 4-bedroom and 3-bathroom home is situated on a very quiet & picturesque street. Located within walking distance of Kitsilano Secondary, the Kitsilano Community Centre, Carnarvon Elementary, the Broadway shopping district and public transit. This central location is just minutes from UBC, downtown and the airport.

Price \$2,980,000.



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Gordon Urquhart

Call me today for an honest, professional and free valuation of your home.

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Featured Listings



1249 West 39th Avenue, Vancouver

Build new or renovate. This 4-bed and 4-bath home is situated on a large 68' x 125' lot in prime Shaughnessy. This family home has been extensively renovated and is very livable. The south facing living room, dining room and kitchen are bathed in natural light. The adjoining family room, eating area and kitchen combine to create a cozy family refuge and entertainment hub. Located just steps away from Sir William Osler Elementary, Eric Hamber Secondary, Vancouver College, Vandusen Gardens, the Jewish Community Centre, Oakridge Mall and public transit. This central location is just minutes from UBC, Richmond, the airport and the best private schools (Vancouver College, Crofton House, St. Georges, York House and Little Flower Academy). For more information go to: gordonurquhart.ca

Price \$4,798,000.



great homes

Westside House Market Report
March 2024



This Spring
Market

is **HOT**

Gordon Urquhart


27 years
of Real Estate Sales in your community.

Inside the Westside

The **HOT** Westside house market in February 2024 kick started the Spring Market early with:

Rising Prices. In February 2024 the Westside House Price Index (HPI) was \$3,434,700, up 4.1% from January 2024 and up 5.2% from February 2023 (see line graph lower-right). The Westside HPI is now just 6.9% below the all-time high set in July 2017.

Multiple Offers. In February 2024, 28% of all Westside houses sold above their asking price.

Seller's Market. In February 2024, the Westside house market (priced under \$6 million) was classified as a Seller's Market with a 4.8 month inventory (see pie chart upper-right). Priced above \$6 million the Westside house market was classified as a Buyer's Market with an 84 month inventory.

Strong Sales. In February 2024, 67 Westside houses sold - just 5 less than the 5-year average. Of the 67 houses sold: 65 sold under \$6 million and 2 sold above \$6 million.

Listing Shortage. On February 29, 2024 there were 501 Westside house listings on the MLS®, which is 74 less than the 5-year average.

Low Days on Market. The median Days on Market for a Westside House sold in February 2024 was 14 days.

In Conclusion...

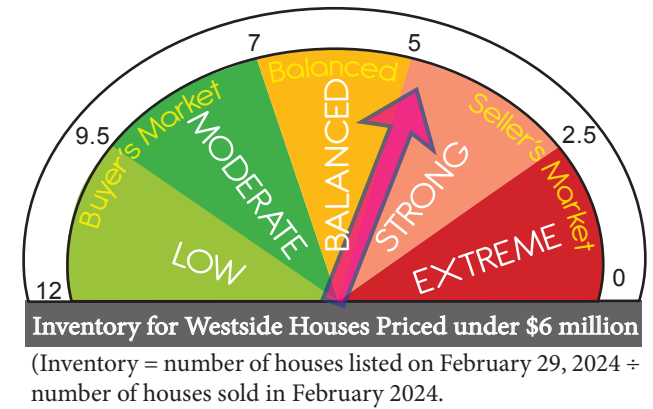
We are now in a **HOT Spring Market** for Westside houses (priced under \$6 million) with strong demand, short supply and multiple offers pushing prices higher. At this price level there are simply too many buyers chasing too few

houses. For Westside houses priced above \$6 million, the market remains challenging.

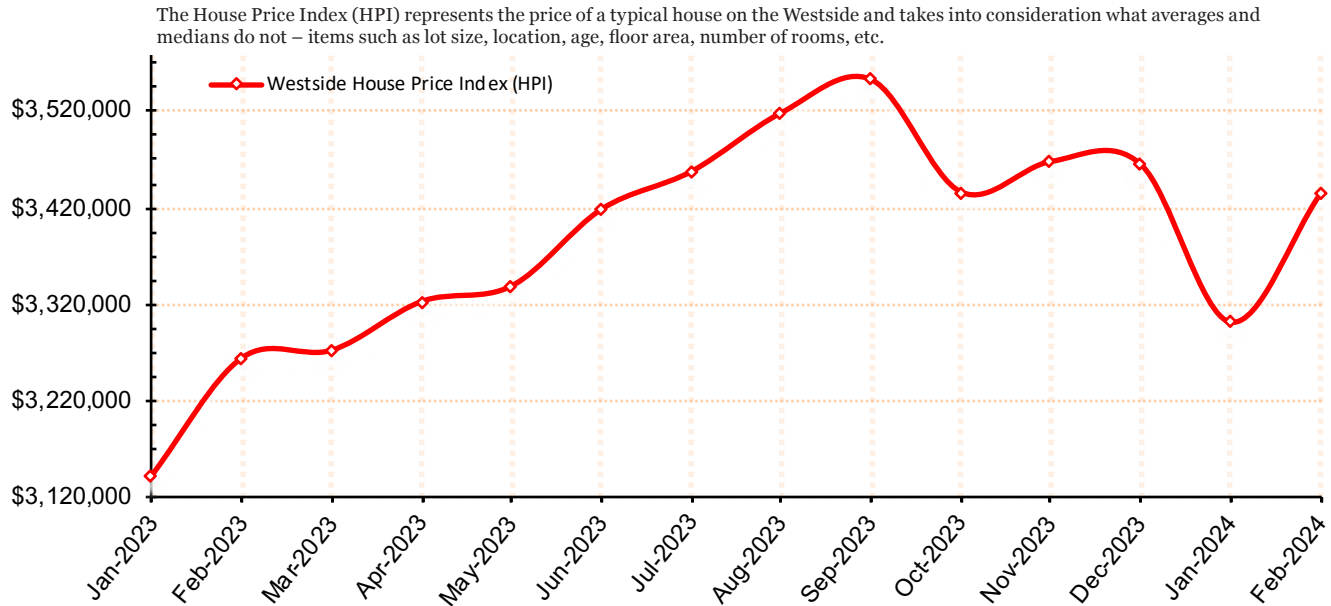
Let me show you how my Marketing Plan backed by proven systems and 27-years of experience can be quickly implemented to maximize the value of your home.

If you are considering making a move, call me today for an honest, professional and free valuation of your home.

Thank you.

Westside House Price Index (HPI)



**Call me today:
604.626.5092**

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Gordon Urquhart
Personal Real Estate Corporation

www.gordonurquhart.ca



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