



2541 West 47th Avenue, Vancouver

Renovate or Build New on this prime 44.66' x 122.16' Kerrisdale property. Attractive RS-5 zoning offers great flexibility. This well-maintained 2,472 sq. ft. 3-bed and 2-bath home is situated on a very quiet & picturesque street. Located within walking distance of Kerrisdale Elementary, Kerrisdale Annex, Point Grey Secondary, Kerrisdale Community Centre, Kerrisdale shopping district and public transit. This central location is just minutes from UBC, Richmond, downtown, the airport and the best private schools (Crofton House, St. George's, York House, Little Flower Academy and Vancouver College).

Price \$2,788,000.

Featured Listings



2114 West 48th Avenue, Vancouver

Luxurious Kerrisdale living in this extensively updated and meticulously renovated 1,919 sq. ft. home situated on a 33' x 131.3' lot. The 2-bed and 2-bath home features top-end finishing befitting the most discerning lifestyle. A quintessential entertainer's dream kitchen featuring: Wolfe built-in double oven, Panasonic induction cooktop, Liebherr fridge, Bosh dishwasher and custom cabinetry. Move the fun outside to the fully landscaped backyard which includes a glass covered pergola with an outdoor kitchen. Additional features include: large rec room, air-conditioning, heated floors (kitchen, bathrooms and laundry/mud room), carport and outdoor sprinkler system. For additional information go to: www.gordonurquhart.ca

Price \$2,286,000.



great homes

Westside Market Report February 2023



Is Spring 2023 a good time to sell?

Gordon Urquhart

Gordon Urquhart

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

604.626.5092



26 years
of Real Estate Sales in your community.

Inside the Westside

Interest Rates. Rising interest rates continue to reduce housing demand and put downward pressure on house prices. On January 25, 2023, the Bank of Canada increased interest rates from 4.25% to 4.5% to contain elevated inflation, inflationary expectations and demand pressure in the Canadian economy. This was the eighth consecutive interest rate hike by the Bank of Canada since March 2022 (see bar graph at right). **The Bank of Canada is optimistic that future interest rate hikes will not be necessary to achieve its goals. If true, this should help stabilize house prices later this year.**

Sales. In January 2023, twenty-five Westside houses sold, down 50% from the 5-year average (see bar graph upper right corner).

Prices. January 2023 Westside house prices (measured by the HPI Index) were down 1.7% from the previous month (see line graph lower right).

*** Conclusion ***

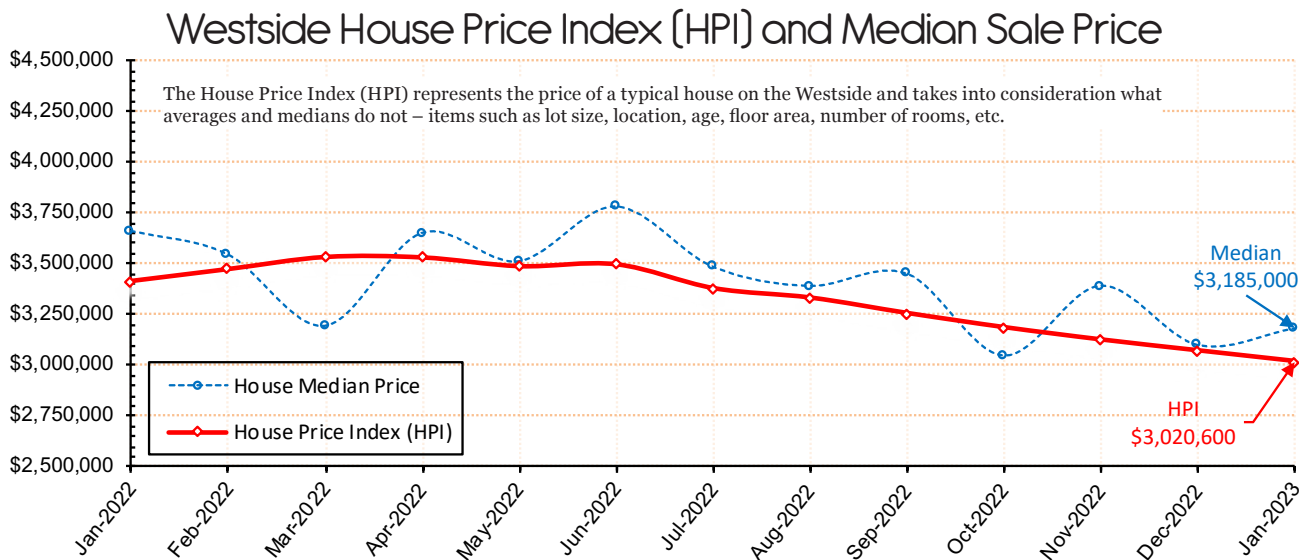
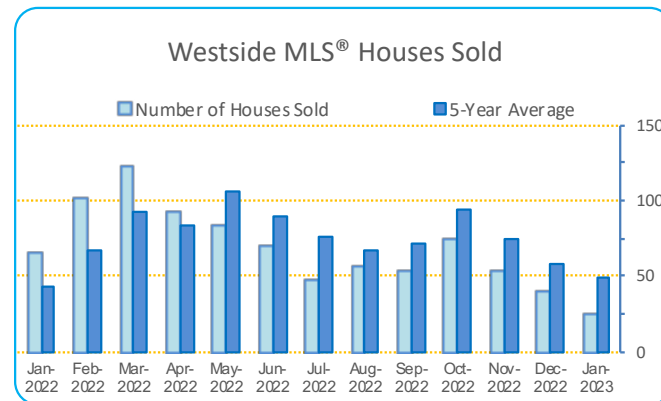
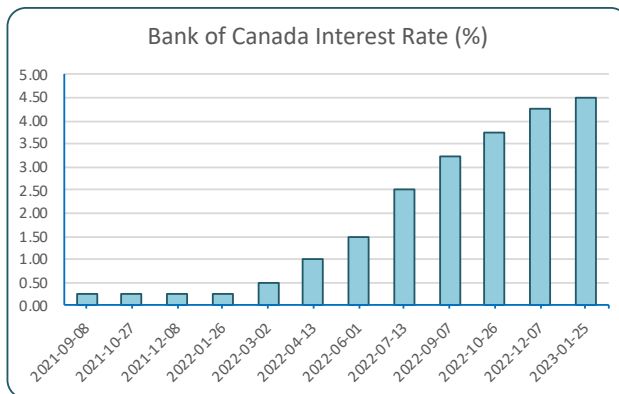
The negative effects of high interest rates will take many months to work through the Canadian economy. Therefore, there is still significant downside risk for Westside house prices. Selling this coming Spring will probably net you more money than by waiting.

The Westside house market is jumping back to life this past week with an increase in both buyer inquiries and showings. Spring is traditionally one of the best times to sell and this year should be no exception. If you are considering making a move, call me today for an honest, professional and free valuation of your home. Let me show you how my Marketing Plan backed by solid

This communication is not intended to cause or induce breach of an existing agency agreement.

systems can be quickly implemented to maximize the value of your home.

Thank you.

**Call me today:
604.626.5092**

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Gordon Uguhart
Personal Real Estate Corporation

www.gordonuquhart.ca

