

Featured Listings



5422 Osler Street, Vancouver

Welcome to this charming, well-maintained and updated Shaughnessy bungalow on a 66' x 120' lot. Located on a quiet and picturesque street, this 4,091 sq. ft. home offers 4 bedrooms and 3 bathrooms and an ideal layout for raising your family. The main floor is perfect for people desiring one level living. Large recreation room with wet bar for entertaining family and friends. The backyard is your own private oasis featuring a stunning outdoor pool and deck. This central location is only minutes from UBC, Richmond, the airport, and the best public & private schools. R1-1 zoning offers future redevelopment potential. **Price \$4,168,800.**

Featured Listings



1191 West 40th Avenue, Vancouver

Build New or renovate on this prime 65' x 123.8' corner lot in Shaughnessy. R1-1 zoning options include: multiple dwellings, duplexes and single detached houses. This 3,470 sq. ft. 5-bedroom and 2-bathroom home is situated on a very quiet & picturesque street in an excellent neighbourhood for raising your family. Located just steps away from Sir William Osler Elementary, Eric Hamber Secondary, Vancouver College, Vandusen Gardens, the Jewish Community Centre, the Kerrisdale shopping district and public transit. This central location is just minutes from UBC, Richmond, the airport, and the best private schools (Crofton House, King David, Little Flower Academy, St. Georges, Vancouver College and York House). **Price \$4,598,000.**



great homes

Westside House Market Report
January 2025



How to time
the Market
in 2025?

Gordon Ugraschart



28 years
of Real Estate Sales in your community.

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

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Inside the Westside

As we step into 2025, I want to share some valuable insights about the Westside house market that could help you.

Over the past two years, a clear pattern has emerged: the first 6 to 9 months of the year have seen price appreciation and higher numbers of houses sold, followed by a decline in both prices and transaction volumes during the latter part of the year (see Westside House Price Index chart at right). I expect this pattern to repeat in 2025. **This seasonal trend offers a strategic opportunity for homeowners to sell early in the year, maximizing their returns and avoiding the market slowdown.**

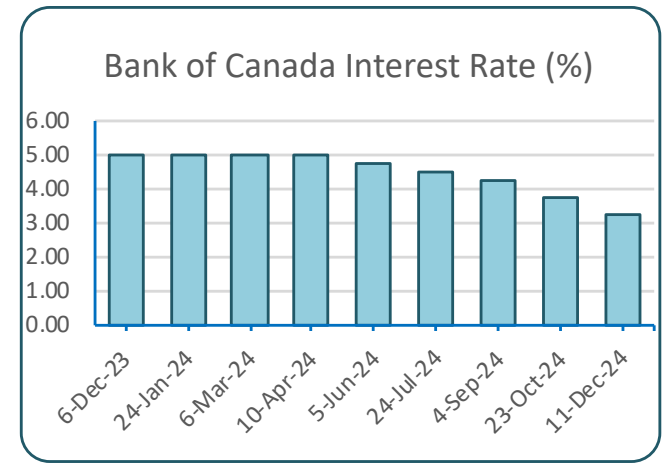
Adding to this favourable outlook, lower interest rates (see chart upper-right) and the prospect of future rate cuts is encouraging more buyers to enter the market. This increased affordability is expected to fuel demand in the sought-after Westside, making the first half of 2025 a good time to sell.

The Westside continues to attract buyers with its world-class lifestyle, exceptional schools, and stunning surroundings. By listing your property early in the year, you can take full advantage of the strong market dynamics and heightened buyer interest.

Let me show you how my Marketing Plan backed by proven systems and 28-years of experience can be quickly implemented to maximize the value of your home.

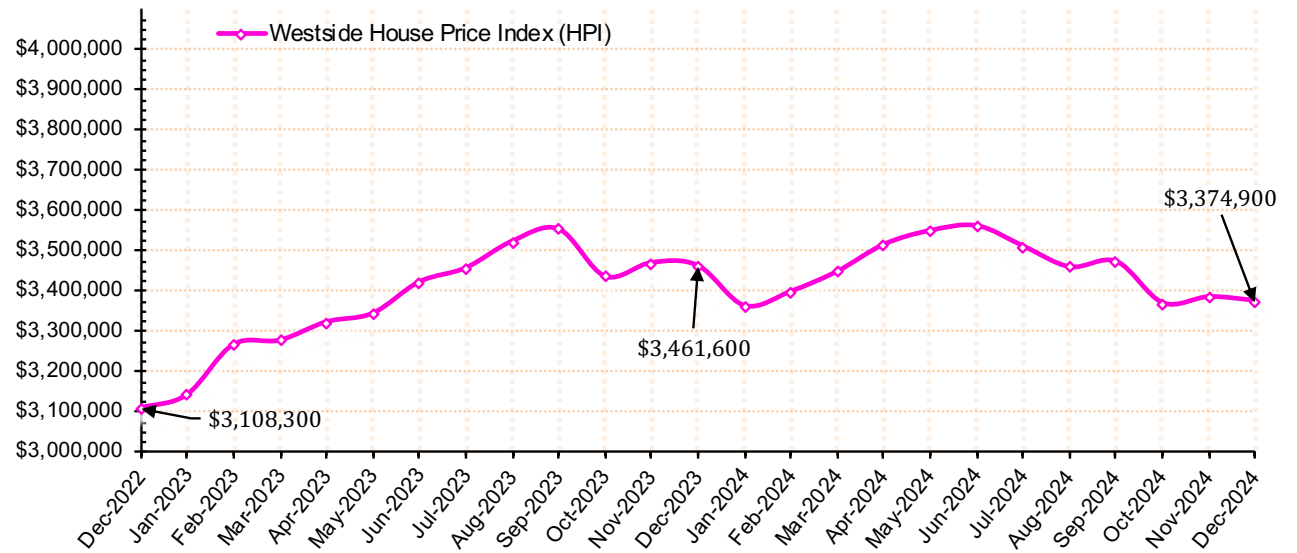
Now is a great time to sell. If you are considering making a move, call me today for an honest, professional and free valuation of your home.

Wishing you a healthy, happy and prosperous New Year!



Westside House Price Index (HPI)

The House Price Index (HPI) represents the price of a typical house on the Westside and takes into consideration what averages and medians do not – items such as lot size, location, age, floor area, number of rooms, etc.



**Call me today:
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