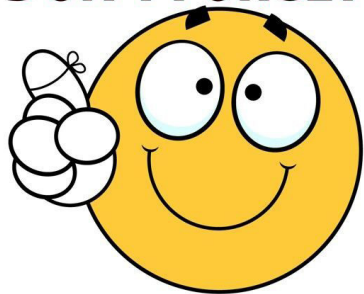


DON'T FORGET



Don't forget to make your BC Speculation and Vacancy Tax declaration by March 31, 2025. Failure to do so will result in your property being deemed taxable and subject to a Speculation and Vacancy Tax in 2025 of:

- 2% of the property's assessed value for foreign owners and untaxed worldwide earners.
- 0.5% of the property's assessed value for Canadian citizens or permanent residents of Canada who are not untaxed worldwide earners.

For more information visit:

www.gov.bc.ca/gov/content/taxes/speculation-vacancy-tax

Gordon Vignhart

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

604.626.5092

Featured Listing



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.



great homes

Westside House Market Report March 2025



Preparing for the Spring Market?

Gordon Vignhart



28 years
of Real Estate Sales in your community.

Mailed by Mail for Less

Inside the Westside

Why this Spring is an Ideal Time to Sell:

1. Seasonal Trend

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). This trend appears to be repeating in 2025 and offers a strategic opportunity for homeowners to sell early in the year, maximizing their returns and avoiding the market slowdown.

2. Low Inventory Levels

While demand is rising, the number of available homes remains relatively low. This imbalance favors sellers, as limited options push buyers to act quickly and submit competitive offers. Well-priced homes in desirable neighborhoods are expected to attract multiple offers.

3. Favorable Mortgage Conditions

Lower interest rates and the prospect of future cuts are encouraging more buyers to enter the market. This creates a larger pool of serious buyers ready to make offers.

4. Seasonal Appeal

Spring is the best time to showcase a home's full potential. Gardens are in bloom, natural light is abundant and properties tend to show better compared to the colder, darker months.

Buyers are often more emotionally connected to homes that look their best, leading to quicker sales and potentially higher sale prices.

Conclusion

If you've been thinking about selling, Spring 2025 presents an excellent window of opportunity.

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. From curb

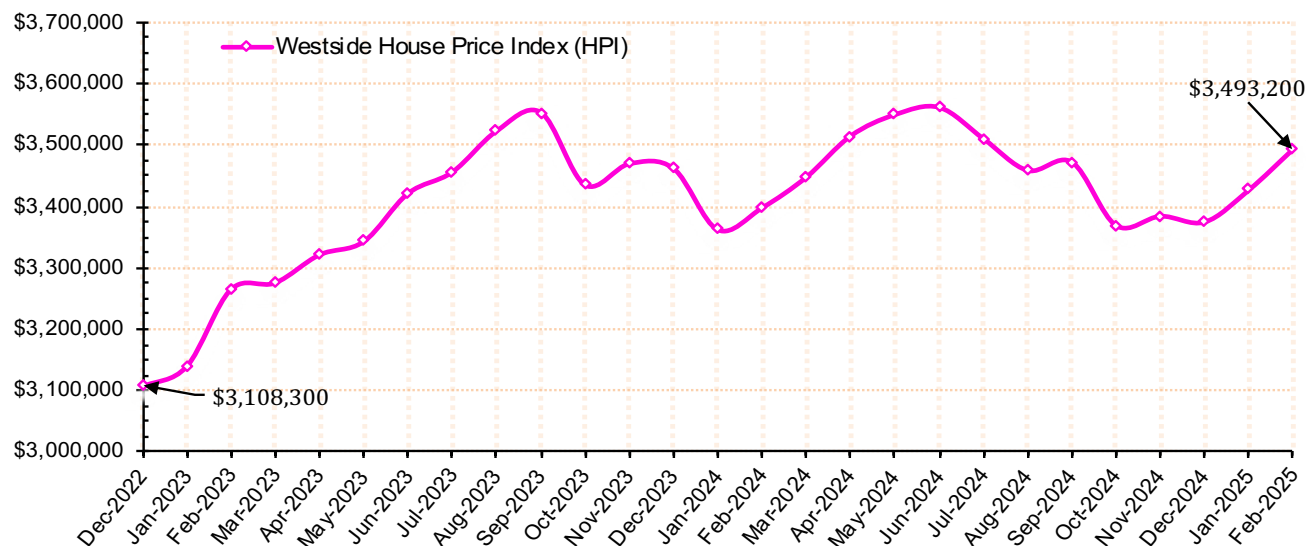
appeal tips to pricing strategies, I'm here to help you make the most of the spring market. **Call me today for a free home evaluation and personalized advice.**

Thank you,



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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Personal Real Estate Corporation

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