

AN UPDATE FROM MAGGI

Oct. 2014

Whistler BC, Canada

Home buyers were extremely active this past quarter. Sales outpaced new listings with most sales happening under \$2,000,000. This flurry has quickly pushed the market into more of a "Seller's market".

With low inventory of detached homes and townhomes we have seen a lot more multiple offers than historically in the past few years. This shift in the market has made it necessary for quicker decisions on the buyers' part. Sales in Whistler have reached over 650 units – we haven't seen numbers like this since 2007! The average detached home sale price for 2014 in Whistler is now at \$1,660,000 up from an average of \$1,400,000 at this time last year.

We have been witnessing a shortage of rentals in the Whistler market, this shortage has been forcing residents and business owners to look towards a purchase. The decrease in the value of the Canadian dollar against other major currencies will also be a draw for potential investors going forward.

There are no signs that this increased sales volume will let up anytime soon and with thoughts of the winter season in sight I would guess that 2014 will end strongly!

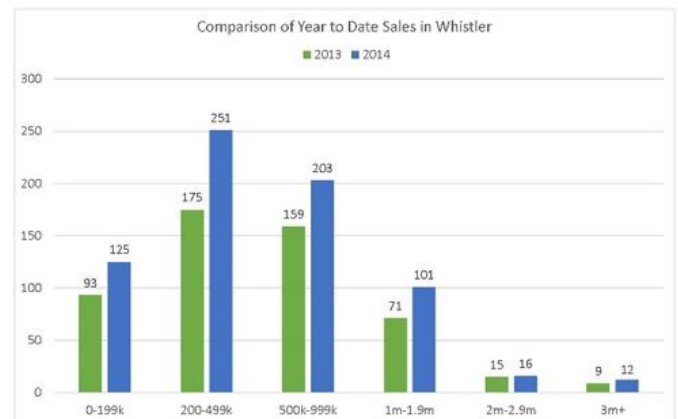
Whistler 市场更新

在过去的第三季度里，Whistler 房屋市场买家极其活跃，\$200 万以下房屋成交的步伐超过了挂牌。这种迫切的购买愿望正将市场迅速推入“卖方市场”的阶段。

独立屋和联体城市屋市场多次出现过去几年未曾出现的多人抢购同一物业的现象。买家需要迅速决策，才能适应市场的这一变化。Whistler 本地至 9 月底已完成 650 物业的交易——这是 2007 年以来久违了的交易现象！独立屋的平均成交价格已经从 2013 年同期的 \$1,400,000 上升至 9 月底的 \$1,660,000。

今年我们已经目睹了 Whistler 房屋出租市场的供应短缺状况，这种短缺正迫使本地居民和商家进入房屋购买市场。加币对于其他主要币种的下跌更加助推了潜在投资者的购买。

目前毫无迹象预示这种销售增长的态势会很快停止下来。冬季市场即将拉开帷幕，我们预计 2014 年房地产市场将强势收官！



Ruby