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Dawson Creek Market Peek Quarterly Report

First Quarter: January 1—March 31, 2013

Information contained in this report was gathered from MLS sales and listings data which is owned and compiled by the South Okanagan Real Estate Board, on April 2, 2013. The data includes all homes in Dawson Creek, Dawson Creek Rural, Rolla and Pouce Coupe. Vacant land and commercial property is excluded.

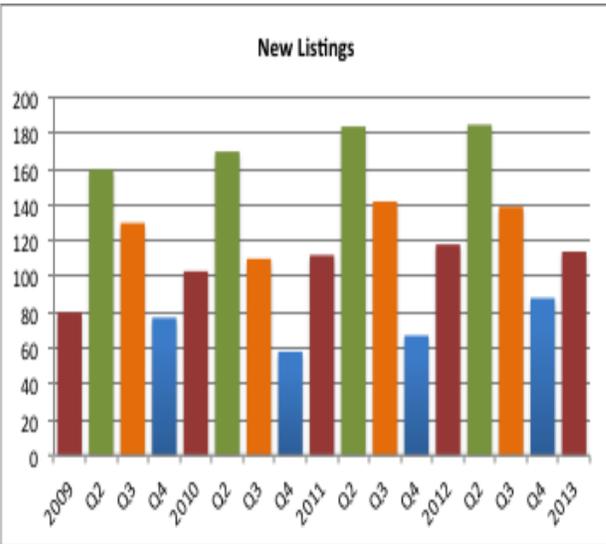
Mortgage information is accurate on the day this was published. All mortgage information must be verified by a mortgage professional. Quoted rates are subject to change without notice.

Consumer confidence is a subjective category. Its measurement is based on recent news and the

result of dealing with the real estate buying public on an ongoing basis.

All data was collected and calculated by the author. Any questions regarding this information can be directed to Kevin Kurjata at the contact information provided below.

Current Supply: 141 Homes

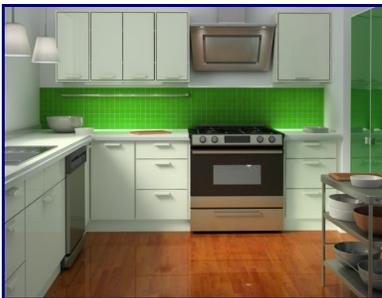


- There were 114 new listings in the quarter which is bang-on normal for Q1
- Listings were evenly balanced per \$50,000 category from \$200k—\$400k
- There was also a lot of listings over \$500k
- The most active category for new listings was \$201k—\$250k with 18 new listings



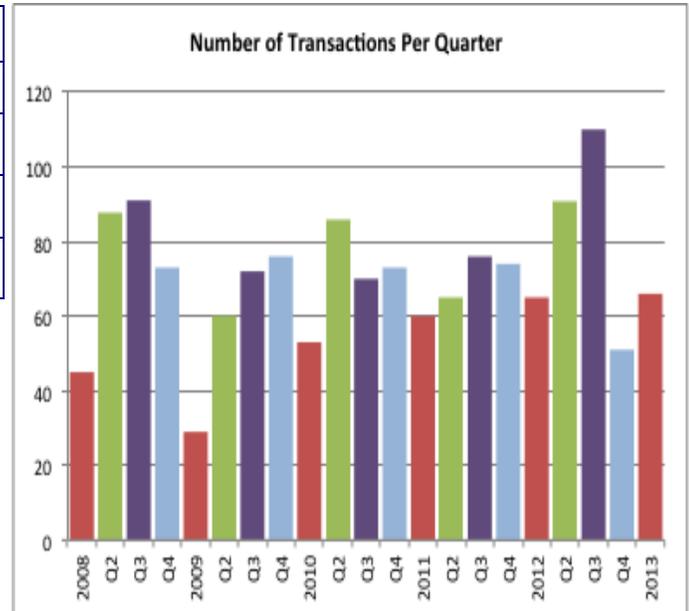
Price Range	Total Listings	Sales/Listings	
		Q4 (12)	Q1 (13)
< \$100k	13	36%	31%
\$101k—\$150k	19	33%	47%
\$151k—\$200k	19	22%	53%
\$201k—\$250k	23	40%	22%
\$251k—\$300k	25	35%	28%
\$301k—\$350k	27	36%	37%
\$351k—\$400k	26	13%	23%
\$401k—\$450K	18	13%	33%
\$451k—\$500k	12	18%	0%
>\$500k	25	0%	36%

First Quarter Demand: 66 Homes



	2009	2010	2011	2012	2013
Q1	29	53	60	65	66
Q2	60	86	65	91	
Q3	72	70	76	110	
Q4	76	73	74	51	

- Q1 got back on track after a very quiet Q4 2012 slightly outpacing last years record numbers.
- The action was concentrated at the bottom and the top of the market. The range closer to the median was quieter than usual.
- Most impressive were the 9 sales over \$501k after seeing none in Q4 12. This overshadowed the fact that there were no sales between \$451k and \$500k.



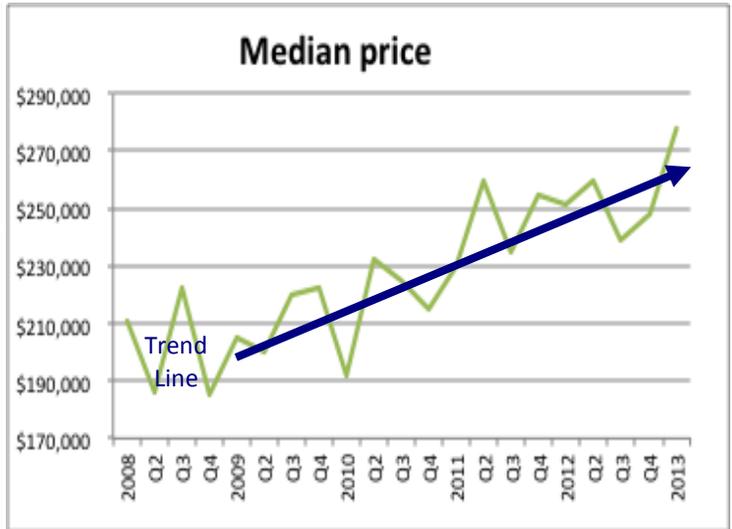


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First Quarter Median Price

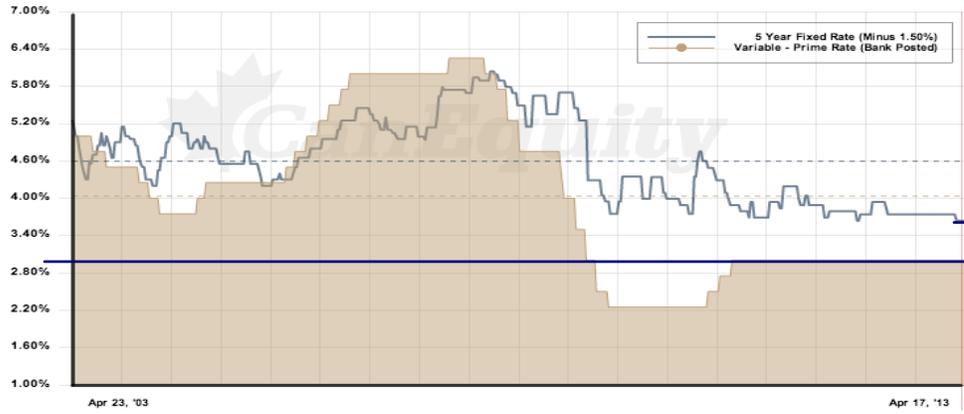
	2009	2010	2011	2012	2013
Q1	\$205,250	\$192,000	\$229,600	\$251,000	\$278,000
Q2	\$200,000	\$232,500	\$260,000	\$260,000	
Q3	220,000	\$225,000	\$235,000	\$239,000	
Q4	\$222,500	\$215,000	\$255,000	\$248,000	



- Prices appear to be making another push for the first time since Q2 (11) with a new record for median price being reached on a quarterly basis.
- You can see prices creeping up across categories. If you're buying, make your move sooner than later.



Interest Rates & Affordability



Pretty much the same as the last bunch of quarters

5 Year Fixed Rate vs. Variable Rate with Averages
 CANADIAN MORTGAGE RATE HISTORY
 CanEquity

- 5 year fixed rates are available as low as 2.99% again. They remain insanely low and will most likely remain at that level for the foreseeable future.
- The BOC STILL hasn't changed the key lending rate since September 2010. The longest dormant stretch since the 1950's. Economic and political volatility in Europe and the US keeps the Central Bank from making any changes.
- We have a new chairman of the Central Bank coming in early June. I still don't think it will change anything.

Consumer Confidence

Dodge keeps trucking along at a steady pace. There are the usual rumors of boom and bust flying through the air depending who you talk to. Life seems to be continuously heading in the same direction at a reasonable pace.

At the top of everyone's list of things to be concerned about these days is the upcoming election and probable regime change. What's going to happen if the NDP gets in? Are we going to become a ghost town as industry gets driven back to Alberta by high taxes

and an environmental iron fist? Do the liberals have a shot? Will Christy Clark pull off the upset or will the Conservatives pull votes from the Liberals giving the NDP a majority?

However the election turns out I think that local industry will thrive. There are too many billions of dollars on the table for the taps to be shut off. Word on the street is that large contracts are being signed to build some large infrastructure projects. I don't have any verifiable facts on what exactly they are but my

sources seemed to know what they were talking about.

Life is good in Dawson Creek. The roads are dry, the sun is out more frequently. People have jobs and they're happy with their prospects. I think we're going to see some big things soon for the growth of our town.