


Sutton *Evon Mayer*

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Evon Mayer

March 2009

NO SUBSTITUTE FOR HARD WORK !

GOING GREEN

CHANGING MY CARBON FOOTPRINT
 (ONLINE BLOG ARTICLE) CALL @ 604.418.5786



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 (CHECK OUT MY BLOG)

New txtng service:
 Text EVON2, EVON3, EVON4,
 EVON5, or EVON6 to 66004 for
 Instant Updated Listing Info

BUYER'S RULE

After 6 1/2 years of a strong Seller's market, **BUYERS R RULING**. Sellers R reducing prices & offering bonuses 2 Realtors who have Buyer's. Builders R looking @ creative financing & amenity packages 2 lure hesitant Buyers 2 purchase. Flippers R filling Craigslist w strata units that they didn't intend 2 buy in the first place.
 Statistically, the number of sales decreased 30% from 2007, w house sales dropping the most @ 36.8%.

JUST SOLD

PANORAMIC OCEANVIEW – SOLD TO BUYER
JUST SOLD @ 14712 Upper Roper
 2130sf 3600 SF Lot UNOBSTRUCTED Ocean /Pier View !



JUST SOLD in February!

If you are considering a move, CALL ME FOR AN APPMT
 Evon's recommendation: List in March for better results.

 MY STRATEGY FOR THE CHANGING MARKET ... [blog article @ www.evonmayer.com](http://www.evonmayer.com)

It now takes over 60 days 2 generate a sale on a property. Essentially this means that only 4 or 5 properties / 100 sell every month – SO if you want 2 SELL you better B the BEST PRICED of your competition.
 When will we reach the bottom? Nobody can accurately predict, but we can examine past trends. FVREB Stats would indicate that we have further 2 go if we R 2 follow the trend established by previous years. The worst may B behind us, & while further price declines may B forthcoming, the current oversupply of existing product provides choices that may not B available @ the BOTTOM of the market.
 2009 may B down approx. 10% compared 2 2008 which should put us @ 1998-2000 levels. When supply/demand gets in better balance, likely by the end of the year, we may C a bounce-back in prices & a more balanced market.
 So, if you R a Seller and U need 2 sell – don't mess around, the Buyer is now in control, price your property accordingly. If you R a Buyer do your homework & bargain all U want, but don't B surprised if U have competition from other savvy Buyers. Given that Dec. was just as busy as Nov. (not usually so) **despite the crippling weather**, it appears that many Buyers R already taking advantage of the deflated prices. Times like we R currently experiencing R filled w opportunities, move forward instead of reflecting on past mistakes.
The Strong get Stronger in a Weak

FOR SALE
Sutton



MORGAN CREEK
15214SF Lot, 5771SF Home
3976 157A Street (txt EVON6 2 66004)
Suite in Basement ; \$1,438,888
... Call Evon for Results 604-418-5786

EVON MAYER: With you every step of the way. View all Listings @ www.evonmayer.com

CHECK OUT MY BLOG @ www.evonmayer.com !

How can I help you? Text me @ 6044185786

Please check out my Blog @ www.evonmayer.com for full articles.

FOR SALE @ LIBERTY



JUST LISTED #108 19366 65

JUST SOLD in March! TO BUYER!



SOLD

JUST LISTED



Southwynd 2 Bedrm



PENTHOUSE, 2 BED, 1150SF, VIEW, VIEW

SOUTHWYND – TOP FLOOR – PARK VIEW \$439,500 WOW !!

“My goal is to provide you with exceptional service every step of the way while meeting your needs and making you comfortable with the selling process.”

See how pleasant a real estate transaction can be by putting my experience and personalized techniques to work for you.



EVON MAYER: Professional, Personal & Pleasant Real Estate

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Thinking of buying or selling? The Strong just get Stronger in a weak market ... Call 604.418.5786 today!