



RE/MAX
MASTERS REALTY
REALTOR®



Staying In Touch Penny Mitchell

Staying in Touch

Move Towards a Balanced Market ...



Total residential sales for detached, attached and apartment properties fell off last September's numbers by 24.7%. With new listings increasing by 11.5%, indications point to a move toward a balanced market.

"We're moving towards a balanced market that brings greater stability to buyers and sellers throughout the Greater Vancouver area," says REBGV president. "We're finally seeing an increase in inventory and that is great news for buyers in our active market. If listings continue to increase at this pace, we may be able to start meeting the strong demand for real estate that has been the driving characteristic of the Greater Vancouver market for the past five years."

Prices, as expected, remain strong in all market segments. The benchmark price for an apartment condo in September was \$334,482, for a townhouse unit \$411,898, and for a single-family home \$659,269. Price increases over last year range from 18.2% in the single-family market segment, to 21.6% for a condo apartment. VA-11/06

Collect this market report to watch *your* market trends.

Penny Mitchell

Can be reached at 604.816.7825

Notable Quote

The young do not know enough to be prudent, and therefore they attempt the impossible - and achieve it, generation after generation.

*Pearl S. Buck, 1892-1973
Pulitzer and Nobel Prize Winning Author*





Penny Mitchell Stays In Touch

Protect Your Family from Dangerous Indoor Air this Winter

Did you know that your home could be a breeding ground for harmful levels of allergens and moulds? This is especially true during the cold winter months when most homes are so airtight and energy efficient that ventilation is at a bare minimum. In this stale environment, molds, dust mites, gases, household chemicals and pet allergens are trapped inside the home and are able to trigger asthma and allergy symptoms, which can make your family sick. Allergists say that improving the air quality in your home can make a big difference in controlling symptoms.

Licensed as a Class 1 Medical Device by Health Canada, Venmar Ventilation's air exchanger units have been found to substantially contribute to improving indoor air quality in homes, and may improve the quality of life of individuals with serious respiratory diseases. Individuals who acquire one of these specialized units under prescription may be able to deduct the purchase price from their income tax.

According to the Canadian Lung Association, the best way to regulate the level of humidity and eliminate mould and allergens in your home is through mechanical ventilation and filtration. The latest innovation in the industry is Venmar's

whole-house air exchanger system, the first unit designed to integrate heat recovery ventilation technology with HEPA filtration at an affordable price.

In this air exchanger unit, stale air from the house is drawn up into the unit, and transfers its heat to the fresh incoming air. A portion of the stale air is exhausted outside through a single-hole exterior outlet; the same outlet draws in fresh air from outside which is then blended with interior air. Then, the airflow goes through the pre-filter and the HEPA filter, which eliminates harmful particles and enables fresh air to be distributed throughout the house. For more details on how to eliminate dangerous indoor air pollutants and Venmar's Class 1 Medical Device by Health Canada, visit www.venmar.ca.

(NC) 11/06

Typical Bank Mortgage Rates

Open	6 month	7.90
Closed	6 month	5.88
	1 year	5.65
	2 year	6.20
	3 year	5.71
	4 year	5.76
	5 year	5.69
	7 year	6.07
	10 year	6.21

* Rates subject to change.

There are better rates than these.

Call for more information before you buy or renew!

Call Penny



Call Penny at 604.816.7825

5 Gift Ideas for Budding Chefs

The right kitchen tools help to reduce meal prep times making cooking more enjoyable and effortless. So what do cooking experts recommend?

1. Quality knife set. If your budget does not allow for a top-of-the-line complete cutlery collection, offer the gift of one quality knife that can multi-task, such as a santoku. A santoku is a general-purpose chef's knife originating in Japan. Its unshouldered blade, which is typically between five and eight inches long, has a flat edge and a dull back which curves down near the point to a tip angle of around 60 degrees. It is good for slicing, dicing and mincing.

2. Graters. From grating hard and soft cheeses to mincing garlic to zesting citrus fruits, graters are multi-functional. Microplane® established its dominant position in the market through its exclusive, patent-protected manufacturing process that engineers its grater edges into extremely sharp cutting surfaces that simply shave the food with little effort. The company is recognized among professional chefs and at-home-cooks alike as the first choice in food grating tools.

3. Meat thermometer. A meat thermometer will ensure roasts, poultry and other cuts are to the temperature and wellness preferred. Digital models have an easy-read display, but the standard dial thermometers are just as effective.

4. Silicone spatula. Whether flipping flapjacks or omelets, spatulas are versatile tools. Silicone spatulas can withstand heat in upwards of 500°F, and won't chip, crack or melt. Stock up on a variety of sizes offering broad spatula surfaces for turning larger items such as cakes or crêpes. These can be found in a virtual rainbow of colors at specialty kitchen retailers.

5. Easy-use can opener. There are so many new and innovative models out there you can have a field day browsing through them all. The best option is openers that slice through the upper sides of the can that offer the safety of producing no sharp edges when cutting.

Equipping the cooks in your life with top kitchen tools can be an exciting and thoughtful venture. For more gift ideas, visit www.microplaneintl.com. (NC)11/06



Referral and Repeat Customers
are the Mainstay of My Business!



Penny Mitchell

To My Valued Clients:

A well-executed plan is the only way to move toward the ultimate real estate goal you have in mind. The most rewarding part of my career is to help you or your friends and family take one more step toward making your final dream a reality, whether that step is purchasing property or realizing the equity in the property you have.

If you or someone close to you is thinking of buying or selling, let's talk now. I can keep you up-to-date on market trends, but we need to discuss your specific questions ahead of time. This

gives us the time to gather your information and strategize your next step. It is the wisest way to ensure your next move takes you closer to your envisioned goal.

Kindest regards,

Penny

Penny Mitchell

HIGHLY RECOMMENDED

Keeping
You
Informed

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RE/MAX

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