



RE/MAX
MASTERS REALTY
REALTOR®



Staying In Touch Penny Mitchell

Staying in Touch

Improved Opportunity for Both Buyers and Sellers ...



With an increase in listings and a corresponding decrease in number of units sold, the listings-to-sales ratio in the Greater Vancouver area moved toward a balanced market at 2.89:1.

"Last month we saw a relatively fast turnaround on the majority of properties listed on the MLS® system. The average days on market dropped to 43 days in March 2007, compared to 49 days in February 2007," says Board President.

"Consumer demand for property in the Greater Vancouver area is still very, very high and the market is heating up as a result."

With year-over-year double-digit price increases pushing the average price for a single-family home to near record levels, sellers are continuing to get excellent value for their homes throughout Greater Vancouver. Buyers are still not shying away from this

market either. The increase in total listing inventory is opening new opportunity for people to make that long awaited move to their new home.

The benchmark price of an apartment property was \$349,373, up 14.5% over last year. For townhouse units and single-family units, benchmark prices registered as \$428,299 and \$682,173 respectively. Townhouse prices were up by 13.9% over a year ago and the single-family unit benchmark was 11.8% over last March. VA-05/07

Save your monthly report for timely market comparisons.

Penny Mitchell *Can be reached at 604.816.7825*

Notable Quote

"We hope the energy created by Live Earth will jump start a massive public education effort. Live Earth will help us reach a tipping point that's needed to move corporations and governments to take decisive action to solve the climate crisis."

*Al Gore
Live Earth Co-Chair Vice President*



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Increase Your Home's Curb Appeal and Resale Value

Spring is the season of thawing, growing and moving, so what better time to get outdoors and make improvements to the house. If you want to create a good first impression, simple alterations like a fresh coat of paint, blacktopping the driveway, lighting and simple landscaping can make any home more attractive and enticing, whether or not you're wanting to sell.

Blacktop the driveway - One of the first things people see from the road is the driveway. If the driveway looks smooth and black, the whole house looks new.

Make a statement with paint - Outdoor painting can turn into a big job, but small to medium sized projects are all you need to add a fresh touch to any home.

Punch up the path - The pathway to your front steps does more than provide a safe walk way, it also sets the tone for your home. Use brick, stone concrete or tile to create an inviting walkway, welcoming guests to the front door.

Light-up the entrance - Floodlights and porch lights give a soft inviting glow and can effectively highlight your home after hours. Consider stand alone fixtures, post or hanging lights to accessorize your home's

front walkway. There are a variety of low-voltage lighting kits perfect for quick installation.

Prune and plant - Cleaning up your landscaping is another relatively easy step to improve curb appeal. Prune all trees and shrubs to give them clean lines, then plant colourful perennials to make your yard look lively. Tall shrubs can be used to frame and accent interesting features of your house and yard, along with concealing unsightly areas.

Versatile and sophisticated, planters add a welcoming touch when flanked alongside your front door. Alternatively, position a large colourful planter in the middle of a lackluster flower bed or group together pots of various sizes to make for a dynamic focal point. (NC)05/07

Typical Bank Mortgage Rates

Open	6 month	8.03
Closed	6 month	5.99
	1 year	5.67
	2 year	6.20
	3 year	5.66
	4 year	5.70
	5 year	5.59
	7 year	5.92
	10 year	6.13

* 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

Earth Day Turns 37

April marked the 37th anniversary of Earth Day, providing an opportune time to think about how we can all help.

Switching to Compact Fluorescent (CFLs) products is probably the easiest and quickest way to promote energy-savings around your home. Compact Fluorescent bulbs are a long life, energy-saving light bulb that provides soft white light while at the same time helping to reduce greenhouse gas emissions and the costs of electricity bills.

1. The kitchen is most likely the best candidate. Not only is this room used frequently, but an additional advantage of reduced energy is lower heat emissions. Decreasing the temperature by even a few degrees will save additional energy costs, and the family cook will be very appreciative.

2. High ceilings and stairwells - the life expectancy of a CFL when compared to an incandescent is substantial. A 75-watt incandescent bulb has a rated life of 750 hours, where as a 26-watt compact fluorescent bulb has a rated life of 10,000 hours.

3. While motion sensors can limit the hours in which your exterior lights are operational, they can also use a higher proportion of energy to turn on and off -

making these lights another perfect candidate for an energy efficient lighting solution.

4. Areas where the family spends a great deal of time, often more than 3 hours a day. The family room can be one such location.

5. In your home office, replace your incandescent desk bulb with an energy efficient household twister such as the Philips 15W Mini-Twister Daylight bulb that gives a cool white light.

6. CFL chandelier bulbs allow you to make your dining area more energy efficient. Philips is one company that makes a specialized CFL chandelier bulb as part of the compact fluorescent range.

7. A 16 watt dimmable flood light is a perfect replacement for your 65 watt incandescent light in the recreation room, games room or any recessed lighting areas in your home. (NC)05/07





Referral and Repeat Customers
are the Mainstay of My Business!

Penny Mitchell

To My Valued Clients:

Thank you for contacting me with your real estate questions. It's my pleasure to help you complete your investigations thoroughly. If anyone you know is contemplating buying or selling, pass on my name. Like most people, they'll want to inform themselves even before they get actively involved as a buyer or seller and I'll be happy to help them.

With the market remaining highly competitive, I want to provide you with every advantage when you are ready to make a move. I consider your referrals the highest compliment and value the trust you place in me. I make it my mission to

prove I deserve your personal business and your referrals of family and friends.

Warm regards,

Penny

PS. 07/07/07 – Stay tuned to this most important date. Together we can turn the tide of Global warming.



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Penny Mitchell

HIGHLY RECOMMENDED

Keeping You Informed

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