



RE/MAX
MASTERS REALTY
REALTOR®



Penny Mitchell

Staying in Touch

MARCH RESULTS



The Real Estate Board of Greater Vancouver reports that while there were fewer housing sales in March 2008 compared to last year, residential prices continued to climb.

Residential property sales in Greater Vancouver totalled 2997 this March, a decline of 16.3% from sales recorded in March 2007. New listings for detached, attached and apartment properties increased by 4% in March 2008 compared with March 2007.

"The market is continuing to balance, with sales and listings beginning to re-align with our 10-year averages," says REBGV president. "The selection of inventory hitting the market is wider than we have seen in the past few years, which gives prospective buyers more choice."

Sales of detached properties declined 20.2% from those recorded during the same period last year. The benchmark price for detached

properties rose 12.1% from March 2007 to \$764,616.

Sales of apartment properties in March 2008 declined by 10.6% compared to last March. The benchmark price of an apartment property increased 11.5% from one year ago to \$389,609.

Attached property sales in March 2008 were down 21.5% from numbers recorded in March last year. The benchmark price of an attached unit increased 10.6% between March 2007 and 2008 to \$473,543. VA-05/08

Save this report for timely market comparisons.

Penny Mitchell *Can be reached at 604.816.7825*

Notable Quote

"Nurture your mind with great thoughts, for you will never go any higher than you think."

Benjamin Disraeli

1804-1881, British Statesman and Prime Minister



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WATER CONSERVATION MADE EASY

While the desire for a beautiful yard continues to grow, Canadians are becoming more conscientious about water conservation. To help gardeners achieve a lush environment while also conserving water, the lawn and garden team at Canadian Tire has put together some helpful tips to save time, money and energy.

- Water your garden or lawn first thing in the morning, ideally between 7 a.m. and 10 a.m. This reduces water evaporation and fungal disease as the garden and lawn can absorb the water before the mid-day heat. Consider a solar-powered watering unit. Look for Solar Rechargeable Sprinklers that charge batteries while in use (using sunlight) and include a remote control to customize watering patterns.

- Use a soaker hose. Soaker hoses use up to 70% less water than conventional sprinklers as they allow the water to seep directly into the ground and target the root systems more effectively.

- Install a water timer, such as a programmable digital unit, to ensure that you control the amount of water used on a daily basis.

- Install a drip irrigation system. These systems use tiny emitters to water specific

areas or plants at a set rate, using less water and nurturing fewer weeds.

- Consider using an environmental water saver, such as a rain barrel. Plants and lawns love oxygen-rich rain water. Simply connect the barrel directly to your eaves trough downspout and the barrel will collect the rainwater rather than letting it go to waste in the sewers.

- Add mulch to your garden. Available at Canadian Tire is a 100% organic and biodegradable mulch block product that expands to 2 cubic feet. Providing a layer of mulch to your garden will help to retain moisture in the ground, inhibiting weed growth and requiring less watering.

(NC) 05/08

Typical Bank Mortgage Rates

Open	6 month	8.45
Closed	6 month	6.62
	1 year	6.43
	2 year	7.24
	3 year	6.56
	4 year	6.57
	5 year	6.42
	7 year	6.72
	10 year	6.74

* 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

HOW TO DETECT AND ELIMINATE DANGEROUS MOLD IN YOUR HOME

According to the Canadian Mortgage and Housing Corporation more than 50 per cent of all homes show visible signs of high levels of humidity. Many homes have an overly humid basement, which breeds molds and other unhealthy microorganisms.

Mold health effects are well documented. According to the Environment Protection Agency, children in homes with high mold show persistent, cold-like symptoms, three times more than average. Also, most cases of sinusitis are a result of indoor molds.

How do molds cause these respiratory problems?

Most household molds are made of microscopic yeast and mold species. They cause respiratory problems by releasing microscopic spores into the air, which carry mycotoxins, which cause the spore to be allergenic and toxic. These airborne spores stay alive by consuming nutrients from organic material, which is readily found in the home. These include wood, paper, dust and food. This results in illness and breathing problems for those who suffer from any type of respiratory-related condition, such as asthma, allergies or nasal infections.

Signs of a mold problem

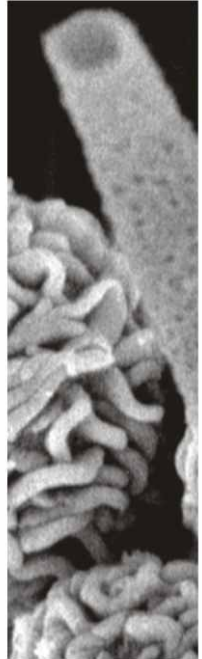
- An increase in asthma and allergy attack
- Chronic leaks or wet areas often result in a mold problem
- Mildew smell

- Visible signs of mold
- High humidity in the home, particularly the basement

How to reduce mold in your home

- Clean surfaces where there is mold with bleach.
- Fix all sources of leaks
- Check houseplant soil and make sure it is not always very damp.
- Keep firewood outside.
- Keep the basement as dry as possible as this is where mold is most likely to be a problem.
- Clean the shower floor frequently to ensure that mold does not accumulate.

(NC) 05/08



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. With the market remaining highly competitive, I want to provide you with every advantage when you are ready to make a move.

If anyone you know is contemplating buying or selling, give them my name and number. Like most people, they'll want to be well informed before they get actively involved as a buyer or seller and I'll

be happy to assist. I consider your referrals the highest compliment and value the trust you place in me. I promise to work hard to prove deserving of your vote of confidence.

Warm regards,

Penny

Penny Mitchell

HIGHLY RECOMMENDED

Keeping
You
Informed

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