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REAL ESTATE

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Dr. Art

*Health News
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Vancouver

1126 WOLFE AVE., Vancouver, B.C.
\$28,000,000 \ MLS® Number: R2614198

Whistler

7469 TREETOP LANE, Whistler, B.C.
\$19,975,000 \ MLS® Number: R2590685

Kelowna

240 Ambridgefeld Rd., Kelowna, B.C.
\$5,982,000 \ MLS® Number: 10230797

West Vancouver

5358 KENSINGTON CRES., West Van., B.C.
\$22,800,000 \ MLS® Number: R2608024

Happy Heart

According to a research paper dealing with "165 symptomatic patients referred for exercise testing because of known or suspected coronary artery disease", there's an easy "stairs" test to tell you how healthy your heart is. Quite simply, according to one of the authors, "If it takes you more than one-and-a-half minutes to ascend four flights of stairs, your heart health is suboptimal."

Here's an interesting development in terms of corona virus diagnosis: Having a dog come up to you and smell, well, smell your sweat is what the researchers say.

The Virus & the Dog!

It's a theory put forward by researchers from Lyon, France, who trained 6 dogs, they say, to sniff out corona virus in containers, and apparently the dogs were from 76-100 % accurate in determining which container was full of virus and which was not.

If you're not worried about the consequences of a COVID-19 bout, you really should be, if only because the long-term consequences are still not yet fully understood, and the chances are there will be many, even some severe ones. Some of these complications may include; delirium, strokes, seizures, and movement disorders.

Covid

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- Qathet - Powell River
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MLS® Home Price Index Explained

The MLS® HPI is a measure of real estate prices that provides a clearer picture of market trends over traditional tools such as mean or median average prices.

A mean average is the average price obtained by dividing the total dollar volume of sales by the number of sales. To get a median price, all of the sales prices are arrayed in numeric order. In the case of an even number of sales, the median is the highest price in the lower half of the group. If there is an odd number of sales, the midpoint sale is taken as the median. The MLS® HPI concept is modeled after the Consumer Price Index, which measures the rate of price change for a basket of goods and services. A basket is the combination of goods and services that Canadians buy most such as food, clothing, transportation, etc. Instead of measuring goods and services, the MLS® HPI measures the rate at which housing prices change over time taking into account the type of homes sold.

*Courtesy of Real Estate Board of Greater Vancouver

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It pays to work with a **REALTOR®**

Not all real estate agents are **REALTORS®**

Agents Have Superior Negotiating Skills
It's your agent's job to get you the best possible price for your home, or to see to it that you get the best possible deal on the property you want to buy. Agents are trained to negotiate well, if only from experience. They know what normally works and what does not.

BUYERS

A REALTOR® WILL...

- Access thousands of listings to find those that best match your needs.
- Have a network of professionals - from mortgage lenders to service providers - who can smooth your path to homeownership.
- Inform you of local real estate values, taxes, utility costs, municipal services and direct you to school district information.
- Provide an objective assessment of the homes you consider and help you stay focused on your goals.
- Provide the benefit of their experience and knowledge about all facets of the home buying process.
- Expertly guide you through the process from making an offer and getting the right inspections to closing successfully.

However, not every licensed or registered broker or salesperson is a REALTOR®. To be a REALTOR®, the agent must be a member of The Canadian Real Estate Association (CREA).

SELLERS

A REALTOR® WILL...

- Help set a realistic, competitive price and guide you through all the required paperwork.
- Advise you on ways to improve your home's curb appeal and have a network of service providers who can help.
- Professionally market your property using a Multiple Listing Service and multi-faceted advertising.
- Help with all aspects including phone inquiries, appointments, open houses, showings, and buyer follow-ups.
- Negotiate the best deal for you, assist with counter-offers, help resolve issues and remain objective in handling buyer concerns.
- Expertly guide you through the process from making an offer and getting the right inspections to closing successfully.



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Abbotsford

35893 OLD YALE ROAD, ABBOTSFORD, B.C.
\$6,500,000 \ MLS® Number: R2599951



Coquitlam (area)

2571 EAST RD., Anmore, B.C.
\$5,998,000 \ MLS® Number: R2552419



Penticton (area)

4211 WILLIAMS Avenue, Summerland, B.C.
\$5,399,000 \ MLS® Number: 189017



Burnaby

8120 HUNTER STREET, Burnaby, B.C.
\$6,500,000 \ MLS® Number: R2613818



**Sunshine Coast
Regional District**

309 Sutil Point Rd, Cortes Island, B.C.
\$7,499,000 \ MLS® Number: 883416



If you would like to get your listing in front of the Wealthiest 100,000 Homeowners in British Columbia please contact us for more information:



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