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HAPPY NEW YEAR 2011!

Real Estate Resolutions: Tips for Homebuyers

Planning to buy in 2011? Preparation is the key to getting the best deal when shopping for a new home.

Following are some tips to help you get started:

Define Needs Versus Wants: Make a list of your needs versus wants in the new home. For example, if you have a large and growing family then four bedrooms might be a necessity, while a pool might be negotiable.

Select a Location: Spend some time driving around town, researching schools and local amenities, crime rates, and other safety considerations. Select three to five areas to focus your search on.

Get Pre-Qualified: Find out how much you will be eligible to borrow and begin the paperwork

so you are prepared to move quickly should a great deal arise.

Contact an Agent: Ask family and friends, perform a search for real estate agents that specialize in your target area, or consider using the services of a buyer's agent. Let them know the price range you have been approved for, the type of home and postal codes of interest.

Read, Set and Search: Sign up for automatic listing notifications and begin viewing prospective properties online. Ask your agent for additional photos and virtual tour links. Once you find a property of interest, take a few minutes to google it before actually driving out in person. It's often easy to see areas of concern from an aerial view as opposed to in person.

Find Out How Much Your Home Is Worth For FREE...

If you're going to sell your home in the next 6—12 months, what you do right now to prepare for the sale could make a difference in the price you get for your home.

Now you can get a FREE on-line evaluation of your home's value and tips on how to prepare your home for sale.

Just go to cherriandsandra.com for this FREE information. Simply submit your information through the Home Evaluation link.

Stability Reigns in Latter Half of 2010 Real Estate Market

FVREB News Release, January 5, 2011

Stable property sales and a steady erosion of inventory for the last seven months of 2010 have brought equilibrium to Fraser Valley's real estate market.

"Our market was a bit of a rollercoaster in 2010 with buyers appearing earlier than expected in the year, tapering in the summer and returning in the fall," says Deanna Horn, Board president.

"As consumers regained their confidence in the overall economy, we saw a normalization of the market with sales at or slightly below average, inventory dropping and modest changes in home prices."

A total of 895 sales were processed on the Board's Multiple Listing Service® (MLS®) in December, a decrease of 17 per cent compared to November and a decrease of 29 per cent compared to 1,260 sales in December of last year. The Board's 10-year average for December sales in the last decade is 1,020.

In terms of listings, the Board finished 2010 with 8,139 active listings, 10 per cent fewer than in November and an increase of 25 per cent compared to the 6,534 properties available in December 2009. December's inventory represents a 28 per cent drop from 2010's peak of 11,411 active listings reached in May.

Horn adds, "If there's one lesson buyers and sellers can take from our market in 2010, it's to recognize there are real differences in home values based on their type and location making it prudent to have your REALTOR® show you comparisons specific to your property type and neighbourhood.

Overall, the benchmark price for Fraser Valley detached homes in December was \$506,145, an increase of 0.3 per cent compared to November and 1.7 per cent higher compared to \$497,732 in December 2009.

The benchmark price of Fraser Valley townhouses in December was \$322,054, an increase of 0.8 per cent compared to November and a 1.2 per cent increase compared to December 2009 when it was \$318,174. Year-over-year, the benchmark price of apartments increased 1.2 per cent going from \$237,157 in December 2009 to \$240,101 in December 2010 and 0.9 per cent lower compared to November 2010.

Cherri and Sandra's Featured Langley and Cloverdale Listings



#107—20145—55A
Avenue

\$187,500

Blackberry Lane III—spacious 1 bedroom and den condo. Bright, open floor plan with large covered deck. Kid and pet friendly building. Central location plus secured underground parking and storage!



#37—20770 97B
Avenue

\$409,900

Munday Creek—rancher townhouse with 2 bedrooms, 2 bathrooms, 2 gas fireplaces and a double garage! 1,300 square feet with private west-exposed backyard! Engineered hardwood and new carpet!



5347 186A Street

\$1,390,000

Gorgeous architect-designed home! Private park like setting on over half acre view lot. Over 5,000 square feet with 6 bedrooms, loft, media room and large rec room. Visit www.hunterpark.ca for additional info.



8651 206B Street

\$419,800

This is a perfect 3 bedroom, 3 bathroom family home in desirable Discovery Town in Walnut Grove! Tasteful decorating invites you to move in: modern paint colors and solid scraped dark oak hardwood floors.



19358 68th Avenue

\$549,999

Clayton Hills - 6 bedroom plus 1 bedroom coach house home boasts a gourmet kitchen. The 9 ft. ceilings add a spacious feeling in this "open concept" home. Also has an unauthorized basement suite.



7162 198 Street

\$739,988

Willoughby Heights—this immaculate custom-built home boasts many extras! Granite countertops, distinctive finishing, marble and hardwood flooring and a fully-finished basement with private entrance.

What's New? What's Fun? What's Hot?

Following are some useful links from the web that are sure to provide you with some interesting ways to save money and entertain yourself:

Think Ahead for Cheap or Free In-Flight Wi-Fi
from *Unplggd.com*

This site has some terrific tips on how to save money and stay connected when away from home.
More: <http://tinyurl.com/2e48dox>

Kid-Approved
from *Make*

Sooner or later we all need a few fresh ideas of what to do with the kids. It doesn't matter whether you are a parent, grandparent or simply a family friend, these super-fun ideas are sure to make the time fly while everyone enjoys the fun. Learn how to make everything from ultra-cool rooms complete with chalkboard walls using chalkboard paint that you make yourself to LED dice and Storm Trooper helmets, all with the help of Makezine. These are so fun you might just want to try them out on your very own.

More: <http://tinyurl.com/6atzoc>

Top 10 Fast-Food Recipes You Can Make at Home
from *Lifhacker*

This could very well be one of the most delicious recipe sites on the web. Discover the secret ingredients that make movie popcorn taste so good and learn why McDonald's fries are a family favourite. You can find out how to re-create some of the most beloved fast foods in the nation right in your own kitchen.

More: <http://tinyurl.com/2b5uzjk>