



MONTHLY MARKET UPDATE

In this newsletter you will find:

Market Updates, New & Sold Listings, BoC Thoughts

Senior Real Estate Specialist

Happy Mother's Day

What is a Mom? How can you thank the woman who raised you or treated you like her own how much you value her endless, unconditional love and guidance? You buy her a house!

JUST KIDDING. You *tell her*. So simple, isn't it? And I can guarantee you, some outspoken words of admiration and appreciation will not soon be forgotten.



The 2008 Financial Crisis? A little unnerving. COVID? That one hurt... Definitely scary. New USA Administration? Record high fear! Canadians worry about unemployment, and housing inventory is at a record high. So far, not a ton of foreclosures or consumer proposals, but the next year or two will bring many mortgage renewals and currently, about 50% of businesses plan to increase prices in response to implemented tariffs.



For the BoC, the goal has always been around 2-2.5% inflation rate. We're there and they won't adjust the overnight interest rate unless they're given good reason to do so. Mortgage rates remain stable. How they decide to hold or reduce depends on the state of the economy.

That uncertainty, though. How can you predict based on the unpredictable? Will there be a Trumpcession? No one knows, yet.



Market Statistics - April

CAMPBELL RIVER

Days on Market	35 (~)
Months of Inventory	4.2 (-1.7)
New Listings	79 (+20)
Median List Price	\$769,900 (-)
Median Sell Price	\$702,000 (-)
Sales	37 (+13)
Sell/List Ratio	98.7% (+.3%)

COMOX VALLEY

Days on Market	25 (+1)
Months of Inventory	3.3 (-0.4)
New Listings	157 (+26)
Median List Price	\$989,500 (+)
Median Sell Price	\$896,500(+)
Sales	85(+16)
Sell/List Ratio	98.8% (~)



\$915,000

MLS 992585

836 Tracker Place Comox - **Available**

Stunning three bedroom, three bathroom family home featuring two living spaces, a double garage, fabulous primary bedroom, and all located in a quiet cul-de-sac in a highly sought after neighborhood.



\$330,000

MLS 989343

26- 2140 20th Street Courtenay - **NEW!**

Congratulations to my happy Buyer Clients of this fabulous condo! I see many happy years ahead for you and your family. Enjoy the airpark and river views 🍷

SRES - Senior Real Estate Specialist Designation

*THE 50+ REAL ESTATE MARKET:
PROVIDING CLIENTS AND THEIR
FAMILIES WITH INSIGHT & EXPERIENCE*

Whether downsizing, pursuing a new lifestyle, or moving to a last home, I empathize with each transition's different issues and service needs.

Whether you're approaching retirement or looking for accessibility and community in your final years, I can offer creative solutions, resources, and sensitivity to the situation. No matter what the challenge, I assure you that you're not the first to encounter it, and you don't need to be alone while you go through it.

Certified under the National Association of Realtors.



Is It A Good Time to Buy?

*NOT QUITE A BUYERS' MARKET BUT IT'S
GETTING CLOSE.*

Whether today's rates feel high or low depends on how long you've been house hunting. In the short term view, recent rates might sting, but if you've been house hunting for a year or so, that very same rate could feel like a relief.

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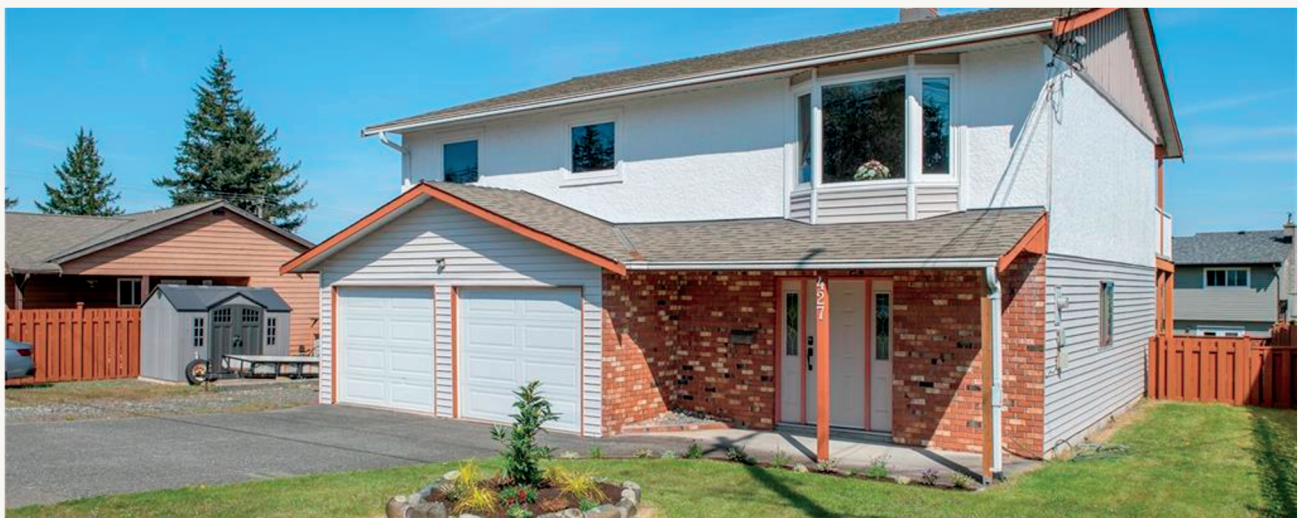


\$399,900

MLS 989343

20-1180 Braidwood Road Courtenay - ***Reduced***

End unit town home on the corner of Braidwood Road and Back Road. Pet friendly and no age restrictions, this budget friendly abode invites first time home buyers and investors alike!



\$645,000

MLS 996207

427 Alder St. S, Campbell River - ***SOLD!***

This amazing family house comes with a large, luscious yard, ocean views, and suite potential....and now my hard-working clients get to call it HOME!!! Congratulations to you all!!! I can't wait to visit!