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## Spring 2010 Update

Spring has arrived in Whistler. We're having a great end to our ski season with fresh powder to the Village less than two weeks ago! Whistler closes next weekend and Blackcomb will close on May 24th... so plenty of time to enjoy Spring skiing.

Here is a summary of the recent changes in mortgage lending policies announce by the Federal government:



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Qualifying Rates - borrowers will now have to qualify using a 5 year fixed instead of the standard 3 year fixed even if they choose a shorter term or a variable rate mortgage.

Refinance of Current Properties - now capped at 90% of the value of the home instead of 95%.

Rental Property Purchase - investment properties will now require a 20% down payment instead of the current 5% down. Also some changes in rental income used to qualify.

Rates are increasing so be sure to contact your mortgage broker for a 90 day rate hold if you're thinking of purchasing in the near future.

Feel free to contact me for an update on a specific area of our market.

## MARKET REPORT

### Whistler Market Report

The first quarter of 2010 started well, as sales activity continued to build on the momentum created in the fourth quarter of 2009. As expected, real estate sales dropped significantly in the second half of the quarter while the Olympics and Paralympics took centre stage and commanded the world's full attention. Inquiries and interest in Whistler and the surrounding area remained steady however, and we expect this to result in an improvement in activity for all sectors by mid-year.

Today more than ever, buyers are ready to act when they find quality combined with value, so they continue to do extensive research to ensure that they are making the right decision. Presentation and pricing remain the single biggest factors for a successful transaction to occur, as buyers have a tremendous range of choices available to them in both Whistler and Pemberton.

Almost 90 per cent of the recent sales activity was on properties valued at less than \$1,000,000, reinforcing that trend toward price and value. However looking ahead, continued improvements in consumer confidence will bring increased activity in the higher price ranges in the medium term.

### Sales Values and Numbers 2007 - 2010 (First Quarter)

	07		08		09		10	
	\$	#	\$	#	\$	#	\$	#
	(000)	Sales	(000)	Sales	(000)	Sales	(000)	Sales
J	56,522	53	64,956	68	20,585	21	37,918	46
F	65,890	104	44,944	69	15,215	30	26,079	33
M	86,096	103	45,278	70	16,965	31	12,672	28

## CALENDAR OF EVENTS

April 9 - 11,2010

### Whistler Cup presented by Rio Tinto Alcanstrong

- The 2010 Whistler cup event for juvenile ski racers age 11-14. There will be 21 national teams and 375 racers so come on out and cheer them on.

April 14 - 22,2010

### MS Trust Monster Ski & Snowboard Challenge

- Participants aim to ski/snowboard 100,000 vertical feet to 150,000 vertical feet to raise money for MS

April 16 - 25,2010

### TELUS World Ski & Snowboard Festival

- Come out and enjoy all the fun events and activities that the festival has to offer

April 26,2010

**Dine in Whistler** - Special spring savings at featured restaurants around Whistler. Choose from \$ \$25, \$35 and \$45 menus

April 27,2010

### Mad Scientist (Ages 6-9)

- Bring your kids out to watch the Mad Scientist from 3pm - 4:30pm. Register at Meadow Park Sports Centre, the Myrtle Philip Community School or by calling 604 935 7529

May 1,2010

### Callaghan Country Spring Fling Group Cross-Country Ski

- Participate in a group ski to Callaghan Lodge. Enjoy a free BBQ and picnic when you arrive. Base opens 8:30am and ski starts at 9am.

May 1,2010

**Dufflebag Theatre** - Held at Millennium Place. Tickets available at Millennium Place, 604-935-8410 or [www.ticketmaster.ca](http://www.ticketmaster.ca)

May 10,2010

### Move for Health Day - Whistler, the challenge is on!

- Participate in the Community Life Department with free public sessions throughout the day at Meadow Park Sports Centre starting at 9am

May 14,2010

### Every Woman in the World Conference

- Get a bunch of

## WHISTLER BEYOND 2010 – THE BEGINNING



After years of preparation, hype and nail-biting anxiety, the 2010 Winter Olympic and Paralympic Games have come and gone in a flash of colour, cheerful chaos and the deafening roar of the crowds.

But it was an unforgettable experience.

From the triumph of Alexandre Bilodeau's first-ever Canadian home-soil gold medal, to the heroism of Joannie Rochette skating to the podium just days after her mom suddenly died of a heart attack - it was a Games to make all Canadians burst with national pride.

At the same time, the 2010 Games showed the entire world the distinctive beauty of Vancouver, as well as the spectacular glory of Whistler.

With the close of the Games, the resort now starts a new chapter in its illustrious history.

Originally born out of a desire to host the Games, Whistler has earned its awards and accolades, and will continue to evolve and grow as a unique, innovative and multi-faceted community.

For, as Bilodeau declared after winning the first Canadian gold of the 2010 Games, setting off a record-breaking medal run, "This is only the beginning!"

### LOOKING AHEAD

As things return to normal in our resort town, Whistler Real Estate Company is already working on exciting developments, projects and properties that define the Whistler lifestyle.

girlfriends together at the Fairmont Chateau Whistler at 9am

May 15,2010

**Whistler Mountain Bike Park Opens** /dd>

May 22,2010

**PEAK 2 PEAK Gondola reopens for Summer Hiking & Sightseeing**

May 24,2010

**Last Day for Spring Skiing and Riding** - - Whistler Mountain

May 28 - 31,2010

**Whistler Wellness Week**

May 29,2010

**Rotary 2nd Amazing Wine**

**Auction** - Fundraiser to help eradicate polio from the world. Dinner at 5pm at the Lil'Wat Cultural Centre. Tickets \$125 per person. You could win a 10 night antarctic Cruise for two.

May 30,2010

**19th Annual Whistler Valley Trail Run** - Starts at 9am at Spruce Grove Park

June 19,2010

**Summer Glacier Skiing/Riding Begins** -

Intermediate to advanced skiers that can't get enough skiing/snowboarding in during the winter

July 1,2010

**Canada Day!** - Come out and enjoy the "Whistler Spirit" parade, face painting, "Live Art", grand opening of the Whistler Olympic store and much much more.

July 3 & 4,2010

**Sea to Sky Mountain Bike Trail Ride**

July 10 & 11,2010

**Whistler Children's Art**

**Festival** - The whole family will enjoy daily workshops on bear paw print t-shirts, fairy houses, a Lego-building competition and much more.

July 18,2010

**BC Cup Mountain Bike Race** - 8km course starting at 6am at the Whistler Olympic Park

July 31,2010

**Canadian National BBQ**

**Championships** - Incredible Food, Great Music, Live Entertainment

Highlights of what WREC is currently working on, of course, includes Cheakamus Crossing - destined to become one of Whistler's greatest Olympic legacies.

Built as the official Olympic Athlete's Village for the 2010 Games, Cheakamus Crossing will provide affordable and environmentally sustainable housing for Whistler residents.

Developed using the Whistler Green Building Program, the units are located alongside the crystal clear, fast-flowing Cheakamus River, and offer exceptional, high building standards at affordable prices for Whistler's workforce.

WREC is also involved with the new Residences at Lakecrest development, featuring luxury lakeside and semi-waterfront living right on Whistler's historic Alta Lake.

Designed with the Whistler living experience in mind by renowned Burrowes, Huggins Architects, The Residences at Lakecrest offer contemporary and lavish West Coast interiors set amidst a tranquil lakeshore, all within minutes of ski lifts, golf courses and the resort's world-class amenities.

And that's only naming a couple of exciting developments...

#### NEW EXCITING OPPORTUNITIES!

The Whistler Real Estate Co. Ltd. is currently involved in a number of different developments and projects. There are lots of great Real Estate opportunities, from beautiful lots to gorgeous new townhomes. The list below is just a taster of all of our current offerings.

### Cypress Place

- Last opportunity to be part of exclusive Nicklaus North
- Central Valley Location with Spectacular Golf Course and Mountain Views
- Level access along a Quiet Tree Lined Cul-de-sac ready for immediate development, incentives offered with purchase by June 1, 2010
- Green design featuring Rain Gardens, Tree Preservation Area and Natural Plantings
- Easy Access to Meadow Park Sports Centre along Whistler Valley Trail Network



### Cheakamus Crossing

- An Olympic Legacy
- Front door access to countless recreational opportunities

- Neighbourhood conveniences and community athletic fields and park areas
- One of only 20 Canadian developments designated as a pilot project for LEED-ND (Neighbourhood Development). The LEED-ND program currently sets the highest standard in green neighbourhood design practices
- The District Energy System (DES) will provide approximately 90% of the energy required to meet the heating and hot water needs of the residents reducing their energy costs accordingly. This is accomplished by capturing waste heat from Whistler's upgraded wastewater treatment plant



### WedgeWoods

- Very private: 600 acre site located minutes from Whistler Village
- 108 building lots in total, all greater than 1 acre
- 4,600+ sq.ft. buildable, with 2100+ sq.ft. auxiliary building
- Ready to build now: roads, bridges, and water systems are in place
- Affordably priced from \$700,000



### Residences at Lakecrest

- Rare lakeside neighborhood featuring both single family lots and luxury townhomes
- Centrally located within 1.5km of Whistler Village and Whistler Creekside
- Panoramic lake and mountain views from Whistler Mountain Peak to Sproat Mountain
- Private boathouse and dock facilities for owners
- Four season recreational opportunities, with direct valley trail and lake access, and only minutes to ski lifts and golf courses



### Baxter Creek

- A new community comprised of stunning homesites and luxury townhomes located above Green Lake offering

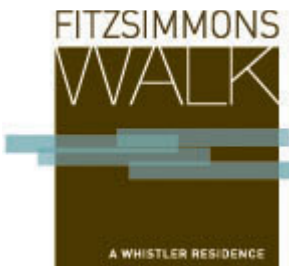
some of the finest views in all of Whistler with unmatched sunlight from dawn until dusk.

- Planned access trail to Whistler's extensive backcountry trail network.
- Planned Valley Trail connector providing access to Emerald Estates to the east, Alpine Meadows to the west, and Whistler Village.
- Shopping, dining and a proposed service station at the base of the community entrance.



### Fitzsimmons Walk

- Prime valley location with excellent ski run views and sun exposure
- Westcoast Contemporary Luxury Townhomes
- Outdoor "Living Room" with fireplace
- Private, underground, double garage



### Stonebridge

- Luxury estate lots ranging in size from 1.1 to 20 acres
- Sun-rich exposures & breathtaking views of surrounding mountains, lakes & streams
- Dreams become reality in this untouched landscape.



## FEATURED LISTING

98 Glaciers Reach      \$485,000

LOWEST ASKING PRICE IN THE COMPLEX AND THE LAST SALE BELOW THIS ASKING PRICE WAS IN 2002!

Cozy, two story, furnished townhouse just steps away from the village and across the street from the shuttle bus to the Village Gondola. The open living area and kitchen concept is perfect for entertaining. Guests can relax around the gas fireplace or unwind in your private hot tub on the deck. Oversized master bedroom with ensuite as well as second bedroom are located on the upper floor. Glaciers Reach has a year round outdoor pool and hot tub, secured underground parking, exercise room, and is a favorite in Whistler. Separate exterior entrance and inner courtyard location for your privacy. Unlimited owner use or nightly rentals are allowed; ready for your enjoyment!

