

SUNSHINE HILLS

A MONTHLY PUBLICATION FROM YOUR LOCAL REALTORS | Leah Bach & Associates | Top 10% of all Fraser Valley Realtors

Important Dates to Remember

June 19 – Father’s Day

June 19 – North Delta Family Day

June 20 – Summer Solstice

June 21 – National Aboriginal Day

June 21 – International Day of Yoga

June 26 – Last Day of School

Spring Fun Events

June 3 to September 24

Bard on the Beach Shakespeare Festival – in Vanier Park

Concerts in the Park

Sunshine Hills Park
July 19-July 20

Diefenbaker park June 29



Is the market shifting? This month, listings numbers are growing at a rapid pace but sales are not keeping pace. While we sold houses in 7 days last month, we are now selling houses in 14 days on average. Some houses in the higher price bands are sitting for even longer periods, but building lots (rectangular, low large tree count, with no easements or ROW's) are commanding great money. People see the value in our neighbourhood.

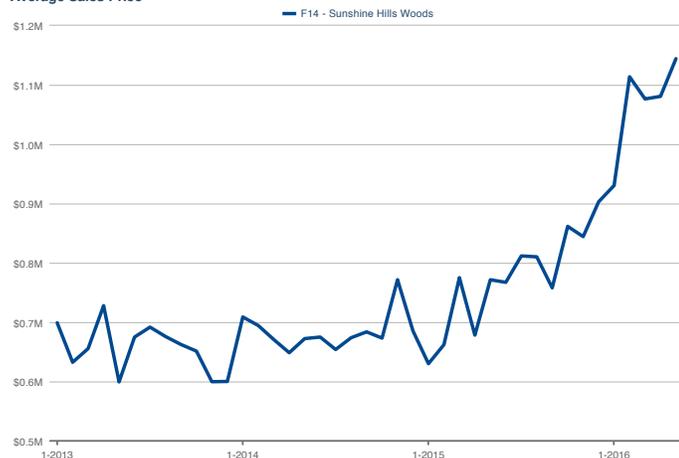
If you are thinking of selling, it's as important to understand who is buying homes in the neighbourhood as well as the underlying motivation. It has a lot to do with what kind of price you can expect. Call for an expert and free opinion on value. You deserve to know!

Leah Bach
RE/MAX Performance Realty

Cell: 604-345-5345
leah@leahbach.com
www.leahbach.com



Average Sales Price



F14 - Sunshine Hills Woods, Detached (House)
Each data point is one month of activity. Data is from June 14, 2016.
All data from the BC Northern Real Estate Board, Chilliwack and District Real Estate Board, Fraser Valley Real Estate Board, and Real Estate Board of Greater Vancouver © 2016. All rights reserved.
Data deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Fun cont...

Ladner Village Market – from 10 am to 4 pm along the three block stretch of 48th Avenue between Delta Street and Elliott Street in Ladner.

JUN 12 & 26, JUL 10 & 24, AUG 14 & 28, AND SEPT 11.

From 10am to 4pm.

Jun19 Father's Day Walk/Run – 2K, 5K and 10K strolls, walks and runs around Burnaby Lake benefiting the BC Prostate Cancer Foundation.

Jun25 TD Vancouver International Jazz Festival – featuring live jazz throughout town, both free and paid admission.



Re/Max Performance Realty
11925 80 Avenue
Delta, BC
V4C 1Y1
604-345-5345



What to look in the Neighbourhood for You & Your Family?

Finding the right home involves more than just finding the right property. The location plays an important role as well. The last thing you want is to be dazzled into buying what looks like a dream home, only to discover later on that the location makes it inconvenient to get to work, school and other activities.

- Here are some questions to consider before researching:
- Do you need to be close to your workplace?
- How far are you willing to commute to places?
- How accessible is the public transit from this neighborhood?
- Do you prefer the country, the suburbs or the city?
- Do you have children or plan to have children?
- How important is the accessibility to walk to places?
- Are there things in your neighborhood that are important to you that you would want to ensure you had easy access to such as: specific grocery chain, drugstore, parks, restaurant locations, bike trail/bike path, laundromat?
- What type of home do you want?
- What is your current neighborhood missing that you wish you had?

Call today for a free cup of coffee

and all the Real Estate talk you want.

Call Leah Bach directly at 604-345-5345

"Never mistake knowledge for wisdom. One helps you make a living; the other helps you make a life." Sandara Carey