

Knowledge

Skill

Ability



# REAL ESTATE NEWSLETTER

*Elizabeth Chaplin*

**December 2022**



## Featured Listing



# 6479 BALSAM WAY WHISTLER BC

This recently extended and elegantly renovated family home is located in the popular area of Whistler Cay Estates. The lot extends to approx. 13,044 sqft and is in a quiet setting on the River of Golden Dreams.

Listing Price

**\$5,895,000**



## LUXURY LIVING

The home boasts a Large Private Master Bedroom Suite with direct access to a Roof Top Deck to enjoy the Morning Sun and views of Blackcomb Mountain. Plus a spacious Family Room with gas fireplace and access to a Second Roof Top Deck and Covered Screened Porch. Features include a large open concept living and dining space, perfect for entertaining. The living area has access to the back patio through a Screened and Covered Porch to the beautifully maintained back yard with in-ground Hot Tub! The house features an upgraded one bedroom suite with separate entrance and private patio.

Call us today

604-932-1311







# 6461 ST. ANDREWS WAY WHISTLER BC

This beautifully updated home is in a prime residential location in Whistler Cay Heights. This sought after neighborhood is quiet and family friendly, yet very close to the Village and the Ski Hill. The house has a total of 5 bedrooms plus a TV media room and 3 full and 2 half bathrooms and a Hot Tub. It features a large living and kitchen area with a gas fireplace, heated floors and two large decks facing the front of the house and the back yard.

Listing Price

**\$4,950,500**



## Featured Listing

# 6407 EASY STREET WHISTLER BC

This spacious 3-bedroom single family home is in a prime residential location in Whistler Cay Estates. Located on the quiet cul-de-sac, this bright home has access to Gordon's Corner on the river through the large back yard! This house was renovated in 2007 and features a wood burning fireplace and heated tiles throughout the kitchen, all bathrooms, the entry hall and laundry room. The 575 sqft deck wraps around from the front, along the side and cross the back of the house and allows access to the back yard and large flat 10,150 sqft. lot.

Listing Price

**\$3,495,000**







# REAL ESTATE NEWS

## THE WHISTLER REAL ESTATE COMPANY Q3 MARKET REPORT

October saw a slight rebound for the Whistler market from a slow September, but still ranked as the 15th lowest month in terms of sales volume in the last 10 years. In Whistler, there were 39\* sales, which was a 26% increase over September sales volumes. October also saw the highest overall median sales price of the last 10 years, which taken with a grain of salt due to the relatively low number of transactions, could be an indication that despite some adjustments, overall prices are holding. Inventory remains in line with levels seen throughout Q3. Overall days on market for properties sold in October sits just below the 5-year average of 33 at 30. There were 5 sales\* in Pemberton in the month of October, which is just below average Q3 sales activity. The continued lower sales numbers in Pemberton may be a function of both the sustained interest rates increases and buyers feeling the effects of inflation, which doesn't seem to be going down without a fight. Inventory levels (61 units\*) and median days on market (36) also remained in line with what we saw in Q3. Looking ahead, the remainder of the fall may remain relatively slow as buyers and sellers alike wait to see what happens with the economy and stock market as we move towards the end of 2022. The Bank of Canada ("BoC") raised interest rates by 0.5% on October 26, which was down from the last increase of 0.75%. The BoC has one more opportunity to increase interest rates this year at its December meeting. While it is broadly expected to be another increase, the BoC indicated that this quantitative tightening cycle will soon draw to a close. Other key economic indicators are more constructive for the housing market. Canadian employment is at an all-time high, with jobs in October outpacing expectations 10-fold. Furthermore, the federal government has also announced plans to increase immigration, with a goal of 1.5 million new permanent residents by the end of 2025 which will help address labor shortages and bolster Canada's overall housing market.



*"Rising interest rates are affecting some Buyers and there is hesitation in the air. While other Buyers have made the decision to come to Whistler and are ready to purchase their dream property when it becomes available. No two Buyers or Sellers are the same"*



ELIZABETH CHAPLIN





# ACTIVE LISTINGS IN WHISTLER AND PEMBERTON

Active Listings	Whistler - 212	Pemberton - 53
Single Family Homes	59	18 (plus 6 with acreage)
Duplexes	3	5
Triplexes	1	0
Townhomes	33	4
Condos	57	6
Vacant Lots	24	14
Timeshares Shared Owner	7 28	0 0

Date: November 30 2022





Source: The Whistler Listing Service

## OCTOBER 2022 STATISTICS

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October 2022

Questions?  
Please reach out to  
discuss in more detail

	<b>SINGLE FAMILY</b>	vs. Last Month	vs. Oct 21'
	Active Listings: 65	+7%	+132%
	Sales: 5	-17%	-55%
	Median Sales Price: \$2.4M	-52%	-17%
	Days on Market: 14	-85%	-46%
	<b>TOWNHOUSE</b>	vs. Last Month	vs. Oct 21'
	Active Listings: 40	-	+700%
	Sales: 8	+14%	-47%
	Median Sales Price: \$2.2M	+83%	+37%
	Days on Market: 21	-13%	+40%
	<b>CONDOMINIUMS</b>	vs. Last Month	vs. Oct 21'
	Active Listings: 61	-2%	+24%
	Sales: 16	+33%	-38%
	Median Sales Price: \$685K	-36%	+6%
	Days on Market: 40	+186%	+25%
	<b>VACANT LAND</b>	vs. Last Month	vs. Oct 21'
	Active Listings: 20	-20%	-61%
	Sales: 0	n/a	-100%
	Median Sales Price: -	n/a	n/a
	Days on Market: -	n/a	n/a





The information provided is based on data collected from sources deemed reliable (MLS) \* however WREC accepts no responsibility for the accuracy of information provided by third parties. This information is general in nature and is provided for information purposes only



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October 2022

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	<b>SINGLE FAMILY</b>	vs. Last Month	vs. Oct 21'
	Active Listings: 22	+16%	+450%
	Sales: 1	-	-80%
	Median Sales Price: \$1.3M	-14%	+74%
	Days on Market: 10	-94%	-90%
	<b>TOWNHOUSE</b>	vs. Last Month	vs. Oct 21'
	Active Listings: 6	-25%	+200%
	Sales: 2	-	+100%
	Median Sales Price: \$903K	+1%	+9%
	Days on Market: 41	+14%	n/a
	<b>CONDOMINIUMS</b>	vs. Last Month	vs. Oct 21'
	Active Listings: 8	-11%	+167%
	Sales: 1	-	-86%
	Median Sales Price: \$969K	+63%	+55%
	Days on Market: 5	-75%	-76%
	<b>VACANT LAND</b>	vs. Last Month	vs. Oct 21'
	Active Listings: 13	-	+8%
	Sales: 0	-100%	n/a
	Median Sales Price: -	n/a	n/a
	Days on Market: -	n/a	n/a

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# DECEMBER IN WHISTLER



Whistler is one of the most beautiful places in the world and a perfect place for spending your Christmas Holidays. Dreaming of white fluffy snow, ski and snowboard everyday and get into the spirit with Christmas lights installations and a variety of special events throughout the month. There are also plenty of fun winter activities to choose from like dog sledding, snowshoeing, Snowmobiling, cross country skiing, etc.

For more information on what is happening this December, please visit the [Whistler.com](http://Whistler.com) Homepage! Also the Vallea Lumina Winter light walk is back. Don't miss out on this wonderful opportunity to walk through an enchanted forest at Cougar Mountain.



## Update on the Creekside Lifts –

As Vail has already announced, the new Creekside Gondola and the new Big Red Express have not been finished for opening day due to shipping delays. However, there will be a shuttle bus running for everyone coming from Creekside with a separate access to the village lifts. There is no date set yet when the Creekside lifts will start operating. According to Vail there is a possibility there will be a Ski Out open to Creekside earlier than the finish date of the Gondola.





# FESTIVE HOME DECOR



If you are looking to get your house ready for the Christmas season or stepping up your decor, the Whistler Christmas Dream can help you decorate your house inside and out! From Christmas Trees to garlands to outside light installations. For more information, please visit

[www.whistlerchristmasdream.com](http://www.whistlerchristmasdream.com)  
[whistlerchristmasdream@gmail.com](mailto:whistlerchristmasdream@gmail.com)  
604.966.4395  
604.907.1640







# 2022

## A THANK YOU NOTE



With 2022 coming to an end, I would like to thank all my clients again for their trust in Chaplin + Associates. I have really enjoyed working with you and will continue to do so in the future. It was also a pleasure to meet many new clients throughout the year. With unpredictable times, we strive to do our best to sell your home or to help you find your dream home.

Happy Holidays and take care,

Elizabeth Chaplin

## WHAT OUR CLIENTS HAVE TO SAY

Chaplin & Associates – Elizabeth, Frances, and Eva-Maria – really are The Real Estate Professionals! We have had the pleasure of knowing Liz for many years and have dealt with her on more than one occasion both purchasing and selling properties in Whistler. Recently, we have made the acquaintance of both Frances and Eva-Maria and have found them both to be extremely helpful on top of being very capable in executing their real estate assignments.

We have absolutely no hesitation in recommending Chaplin & Associates to anyone who has real estate needs in the Whistler Corridor. You will find The Team members to be friendly and personable as well as highly professional and capable real estate people.

Take a chance on going with the best – Chaplin & Associates, The Whistler Real Estate Co. Ltd. – and you will not be disappointed!

Jane & Allan Parmeter 2022

I used Elizabeth and team for both selling and buying a home. They made it as easy as it could be in today's world. With a bit of patience, my home sold for significantly more than other realtors said. As for buying, I was looking in both Whistler and Pemberton. I looked at maybe 8-10 properties over a year and went into each showing with knowledge of the home and area and didn't feel pressured at all to make an offer on a place that wasn't suited for me. When I did make an offer, I felt as though I had good information and got the first property with multiple bids. Elizabeth, Frances and Eva-Marie work well as a team and were able to get answers to everything in a timely manner. I will use them again for the next place.

Todd, seller 2021, buyer 2022

I highly recommend Elizabeth Chaplin & her team. As a fellow agent and real estate advisor, I was very impressed when doing a recent deal with them. From the level of expertise, their attentiveness to detail, to their responsiveness - Chaplin & Associates truly shined throughout the entire process with their exceptionally professional demeanour. I truly look forward to working together with them again!

Paniz Pasha - 2022

