

April 2009

Isn't it great to have rain, snow and sunshine all in the same week, and call it Spring? What a wonderful place to call home!

Just think, we could be living in a place that has the same boring weather day after day, week after week with little variation. Take Phoenix for example; when it's not warm ...it's hot.

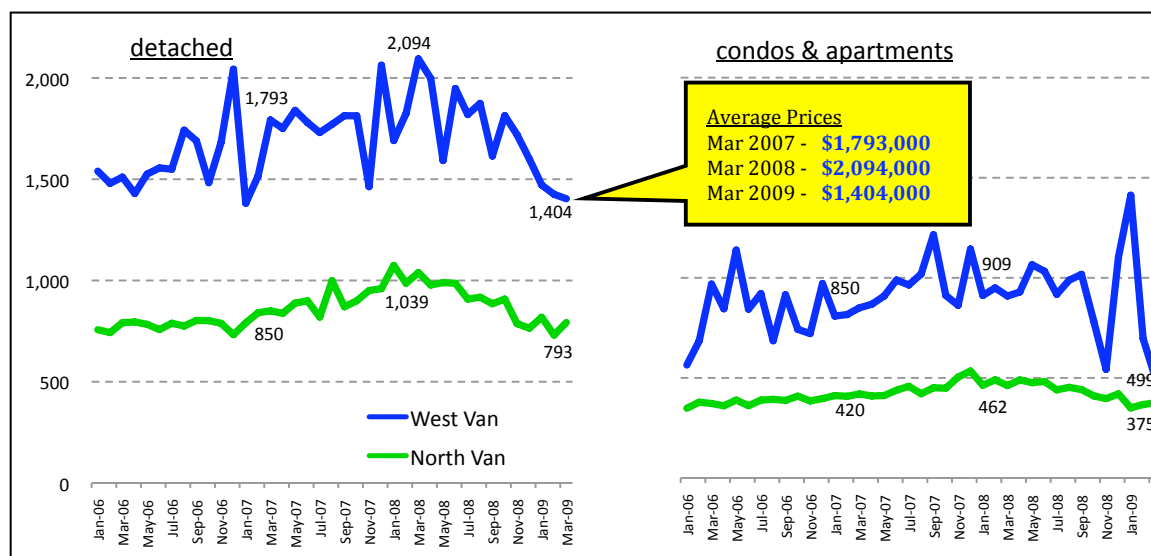
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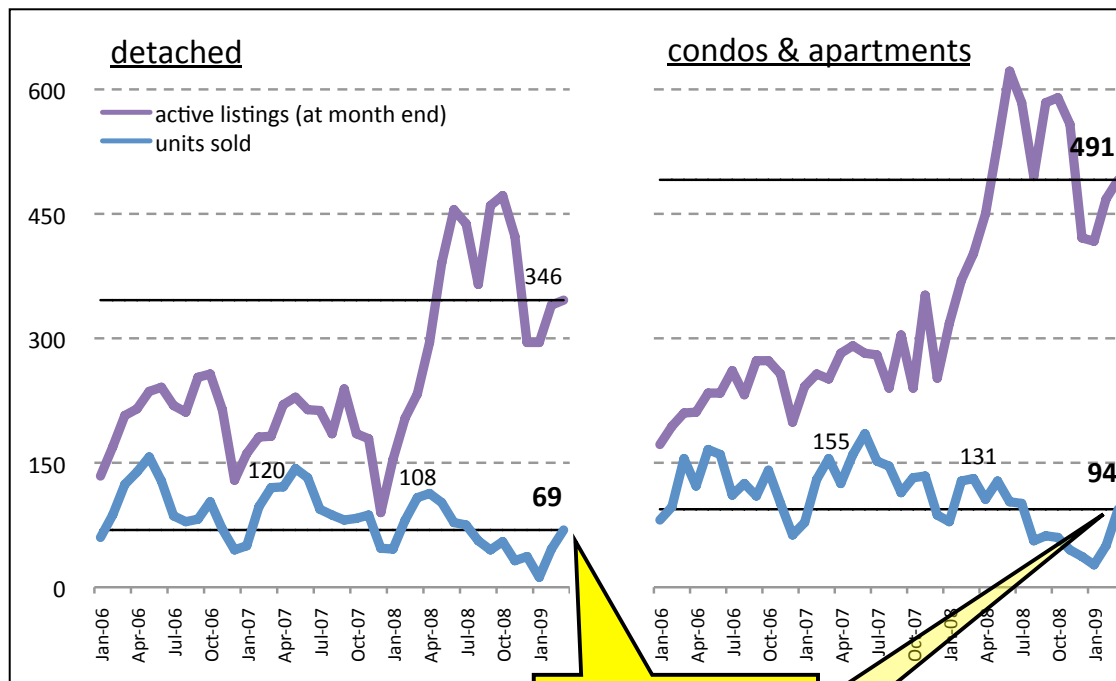
market update

The charts below show average monthly selling prices (in \$000) for West Van and North Van. A copy of the Real Estate Board of Greater Vancouver monthly report can be found on my website at www.danmuzzin.com/news.html, click *Market Results – March 2009*.



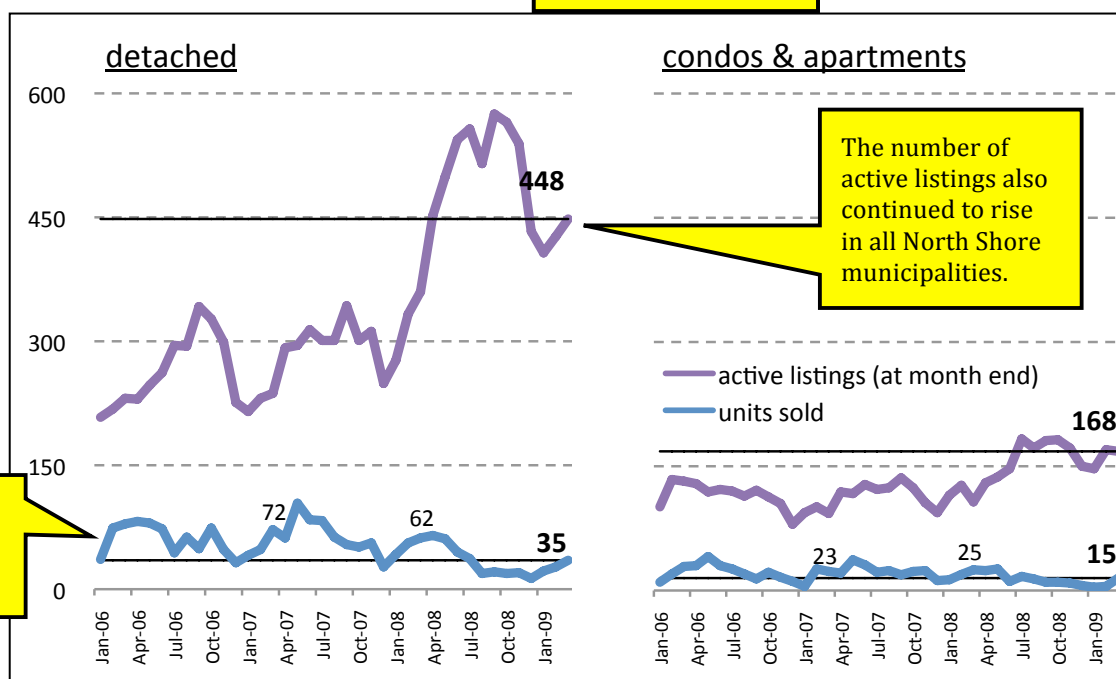
The following charts show the inventory of active listings at the end of each month from Jan 2006 to Mar 2009, and the number of properties that sold each month.

North Vancouver



Sales volumes continued to rise in March. Reflects usual seasonal trend.

West Vancouver



The number of active listings also continued to rise in all North Shore municipalities.

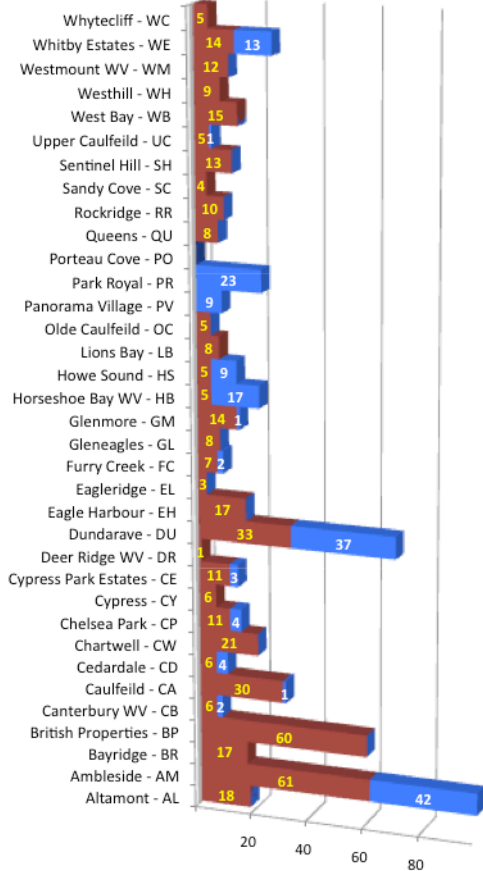
Units Sold
Mar 2007 - 72
Mar 2008 - 62
Mar 2009 - 35

listings at Mar 31-09 by neighbourhood

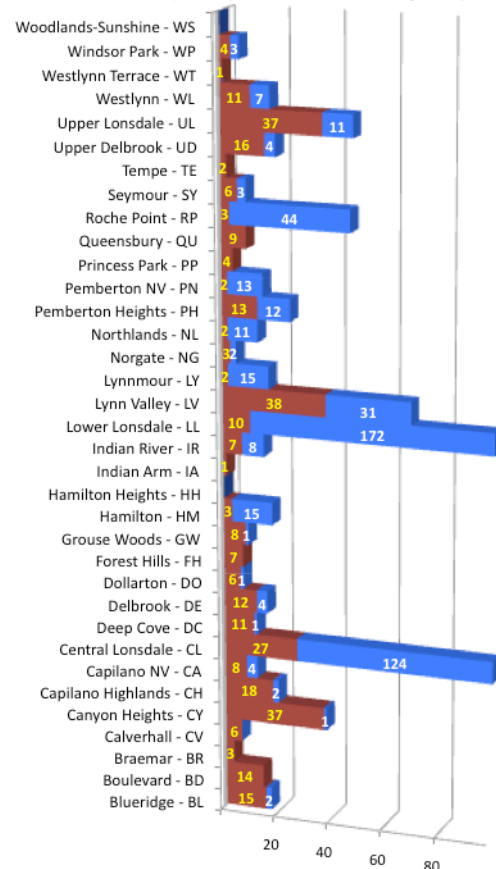


These tables show in which North Shore neighbourhoods the listed properties are located, and can be cross-referenced to the maps on the left.

■ detached (448) ■ condos/apts (168)



■ detached (346) ■ condos/apts (491)



Phoenix, Arizona

The severe downturn in US housing prices is stimulating Canadian interest in investing in US residential or rental properties, particularly in the sunshine regions.

I just returned from Phoenix where I had the opportunity to meet with local REALTORS® and to see a few of the value-reduced homes that we often hear about. Rules and regulations are quite different than in BC, and vary from state to state. Similarly, purchasing a foreclosure home or a short sale home demands that one seek local advice.

In my view, investment opportunities are readily available for those who are well informed and well prepared.



For more information on investing in residential real estate in the Phoenix area, or other regions of interest, please give me a call. I will provide you with some fundamental information and connect you with local experts who can advise you on regional laws and real estate practices.

great value

An affordable well informed residential real estate investment!