

# Dan Muzzin CA

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## A Fresh Perspective

### **April 2011**

Thank you to John Austerberry for introducing me to Allison Van Ryckeghem, who is transferring to Metro Vancouver from out of province. Within 3 weeks of our first meeting, she purchased a lovely Kitsilano condo that she'll soon call home!



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### **market update**

Housing activity in March was very strong as sales and new listings in the Greater Vancouver region reached near record levels. Residential property sales of all types amounted to 4,080 units representing an increase of 32% over February 2011 and 30% over March 2010.

On the North Shore, there were 483 residential properties sold in March, 38% more than in February and a remarkable 56% over the 309 sold in March of last year.

The Real Estate Board of Greater Vancouver (REBGV) reported that March benchmark prices for detached homes in the metro region were up by 8.3% over March 2010. During the same period, North Vancouver benchmark prices slipped by 0.5% while those in West Vancouver increased by 6.0%.

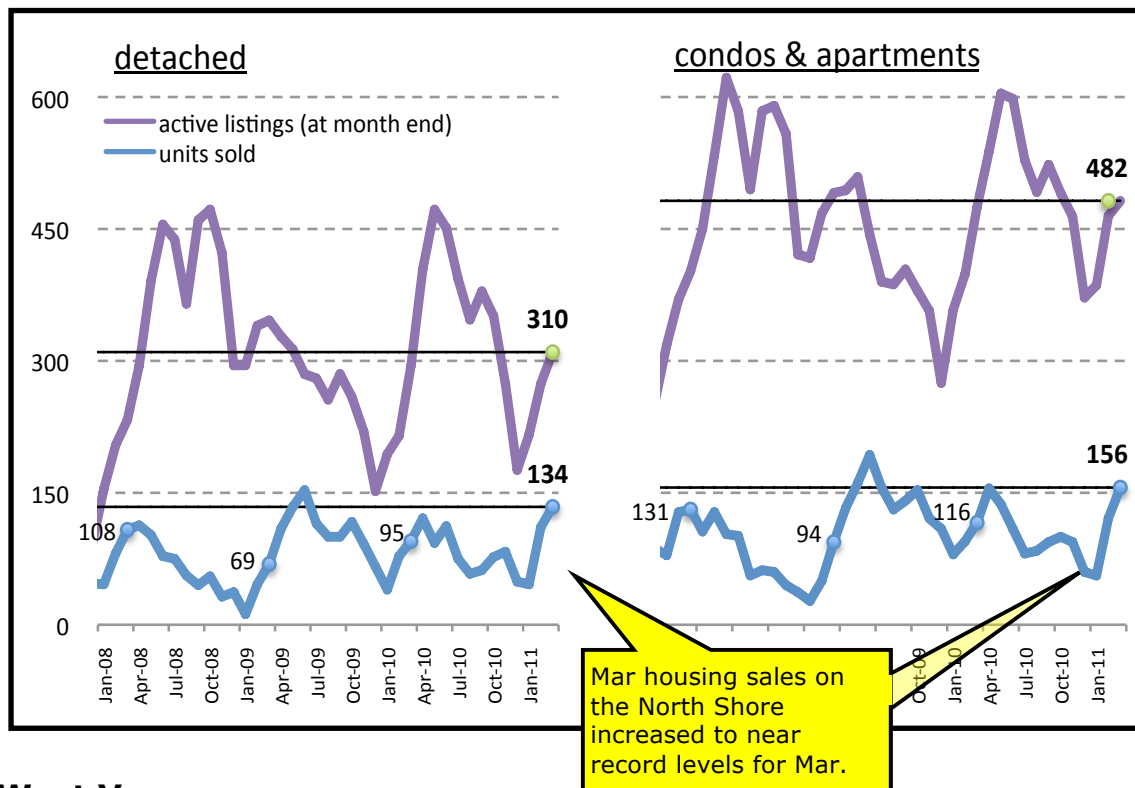
Of note is that benchmark prices for detached homes in Richmond were up by a staggering 24.5%, in Port Moody by 20.5% and in Vancouver West by 15.5% over those of 12 months ago.

For a complete copy of the March 2011 REBGV market report, go to [www.danmuzzin.com/news.html](http://www.danmuzzin.com/news.html).

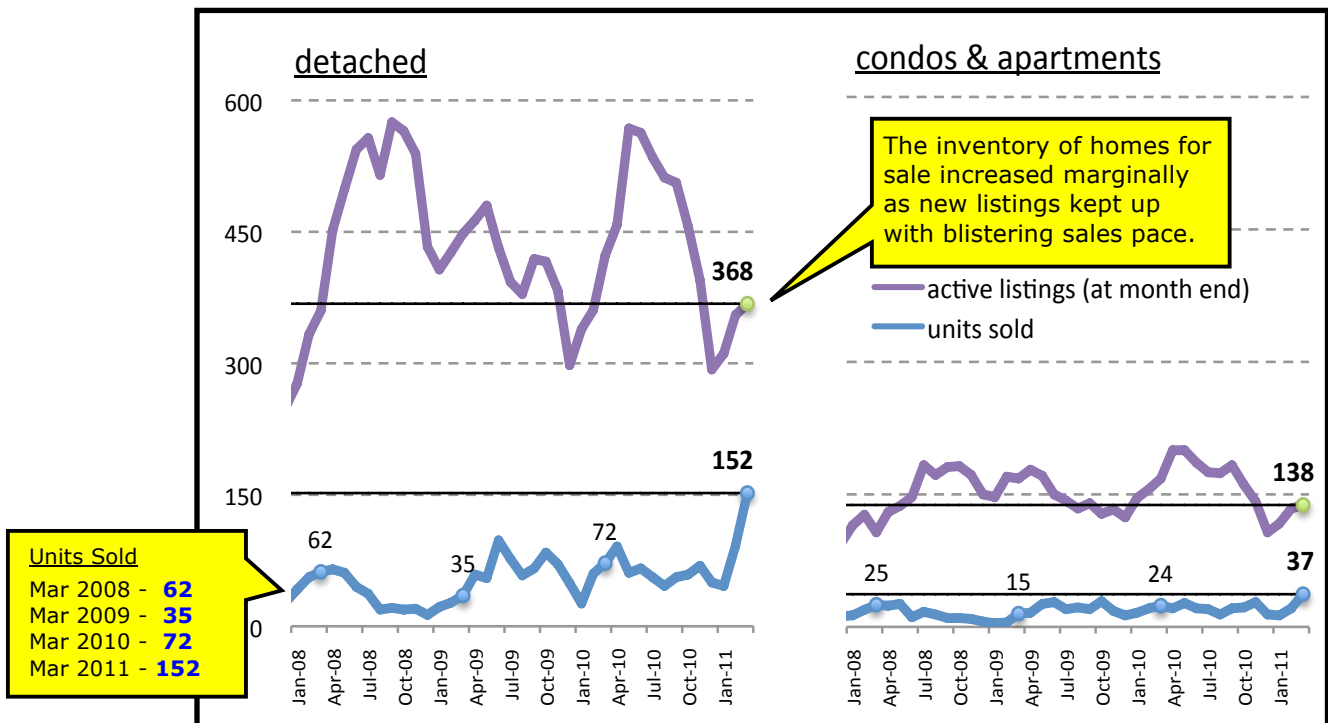


The following charts show the inventory of homes for sale on the last day of each month from Jan 2008 to March 2011, and the sales for each month.

### North Vancouver



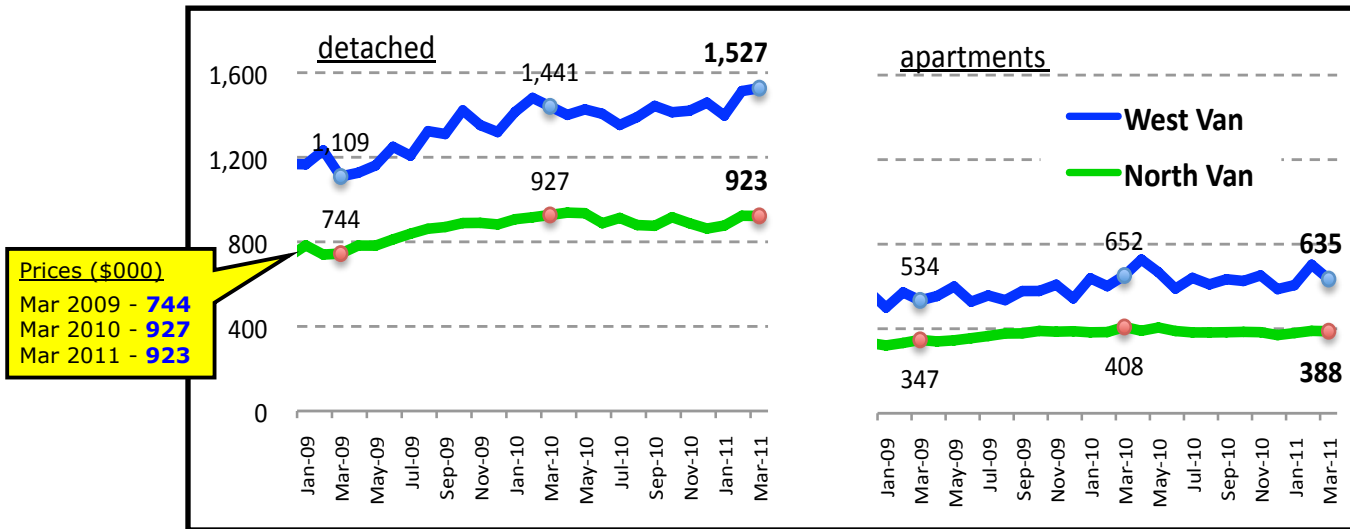
### West Vancouver



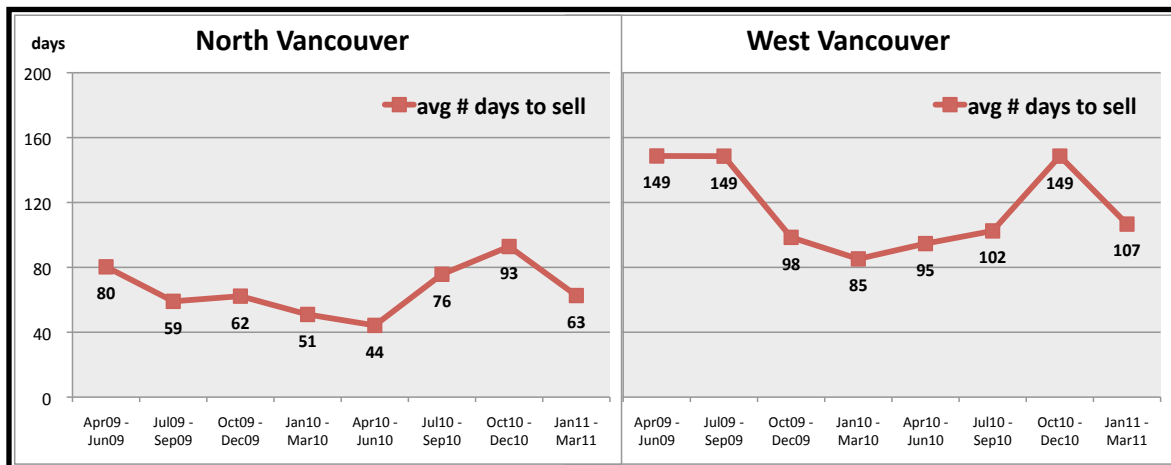


## selected sales details

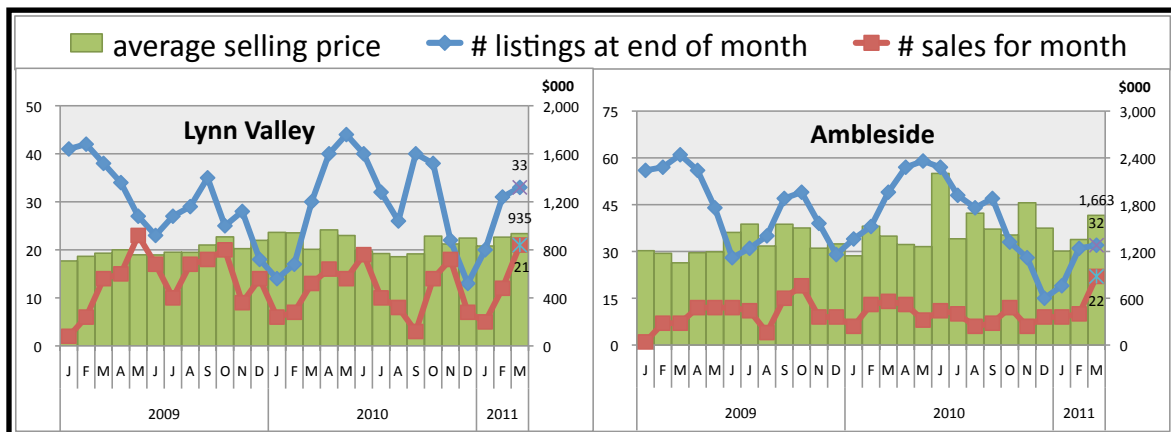
benchmark prices (\$000)



average # of days on market (call me for sales details in your local area)



monthly sales by neighbourhood (call me for sales details in your local area)





## **eco-friendly renos**

According to the Appraisal Institute of Canada, energy-efficient upgrades lead the pack among overall home renovations when it comes to adding to the resale value of a home. A recent survey rated windows, insulation, and heating system type and efficiency among the top picks in terms of green upgrades that have a significant impact on the appraisal value of a house. In addition, the longer you stay in the house, the greater the payback, especially if you're investing in some of the more expensive energy-efficient technologies.

High-performance **windows** offer more comfort, lower sound transmission, let in more daylight, increase the potential for solar heating, and will help lower your heating and cooling costs.

In addition to reducing the release of greenhouse gases into the environment **insulation** upgrades will save money on heating bills. Starting with the attic is usually the most cost-effective when upgrading insulation.

Once your home is properly insulated and air leaks are sealed to prevent heat loss, the next best remedy is an efficient **heating** source. Solar, geothermal, and natural gas are efficient options, though some can be costly to install.

**Flooring** can be a significant source of indoor pollutants and allergy irritants. Eco-conscious flooring such as reclaimed or sustainable wood plank, bamboo, cork, modern linoleum and eco carpets such as 100 per cent wool or Berber can reduce these annoyances.

Using **paint** and finishes with low or no volatile organic compounds (VOCs) will help you breathe easier by reducing your indoor toxin quotient. VOCs are the solvents in paints that emit gases into your space.

In addition, Canada Mortgage and Housing Corp. has added environmentally friendly features to the mortgage insurance it offers, and depending on where you live, green renovations could net you government rebates and grants.

## **great value – skilled trades people**

As a rule people haven't the skills, time or patience to complete most major home projects themselves so having access to highly qualified, available people can significantly lower reno anxiety.

Give me a call should you be looking for someone to help you cope with your uneasiness. Be it framing, dry walling, electrical, plumbing, heating, painting, window replacement, roofing, decking or other home projects, it would be my pleasure introducing you to skilled trades people.