



A Fresh Perspective

August 2011

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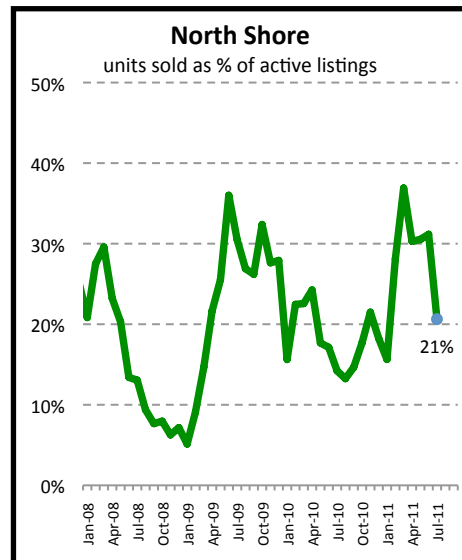


market update

As is customary in summer, the housing market slowed in July. The Real Estate Board of Greater Vancouver (REBGV) reports that the home sales total last month for the metro region was below the 10-year average for July.

Although the total residential property sales of 2,571 units represented a 14% increase over the very low levels of July 2010, sales were 21% fewer than in June 2011. At 15,226, the total number of residential property listings on the MLS® at July 31 was 1% higher than at the end of June, although 7% lower than in July 2010. The sales to active listings ratio slipped to just under 17%.

North Shore home sales, at 295 units, were down by almost 24% from June. Sales were, however, 27% higher than in July 2010. As illustrated in the chart, the sales to active listings ratio on the North Shore was 21%, down from 31% in June and indicates that market conditions between homebuyers and sellers continue to become more balanced.



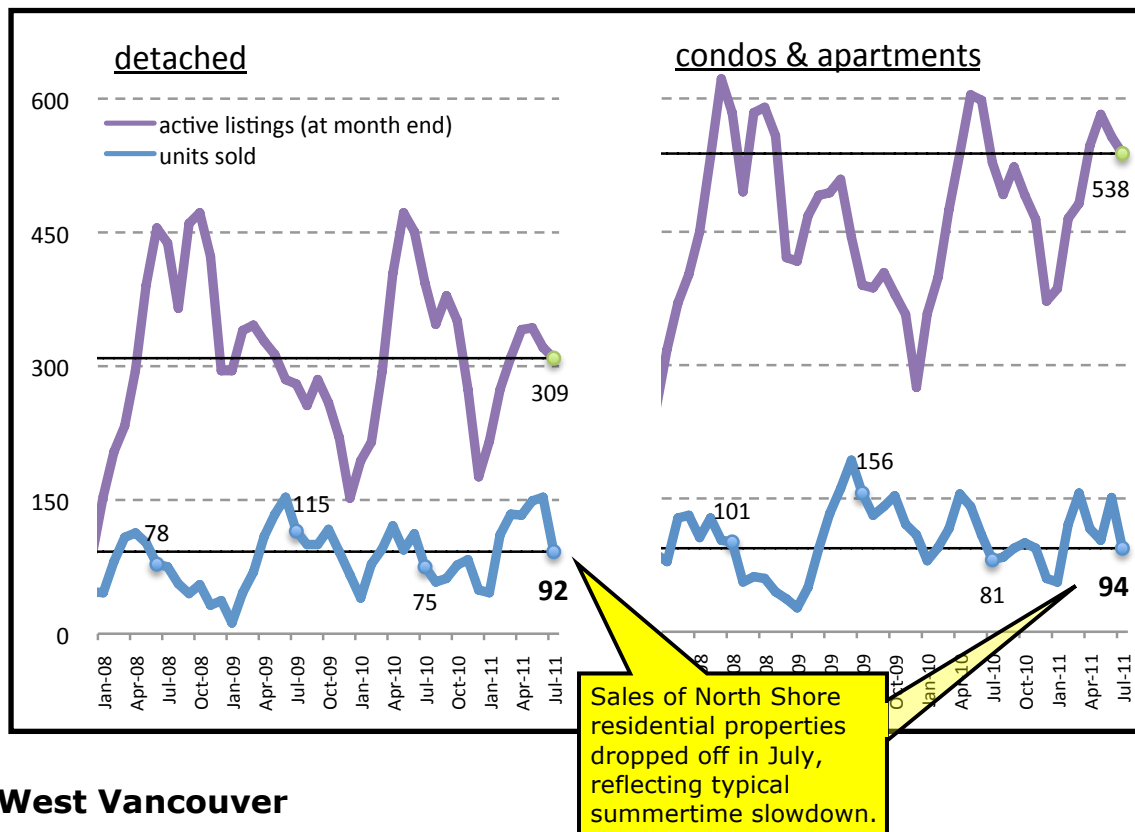
In July, North Shore single-family homes sold on average in 59 days compared to 48 days for those sold in June, and 73 days for July 2010 sales.

For a complete copy of the July 2011 REBGV market report, go to www.danmuzzin.com/news.html.

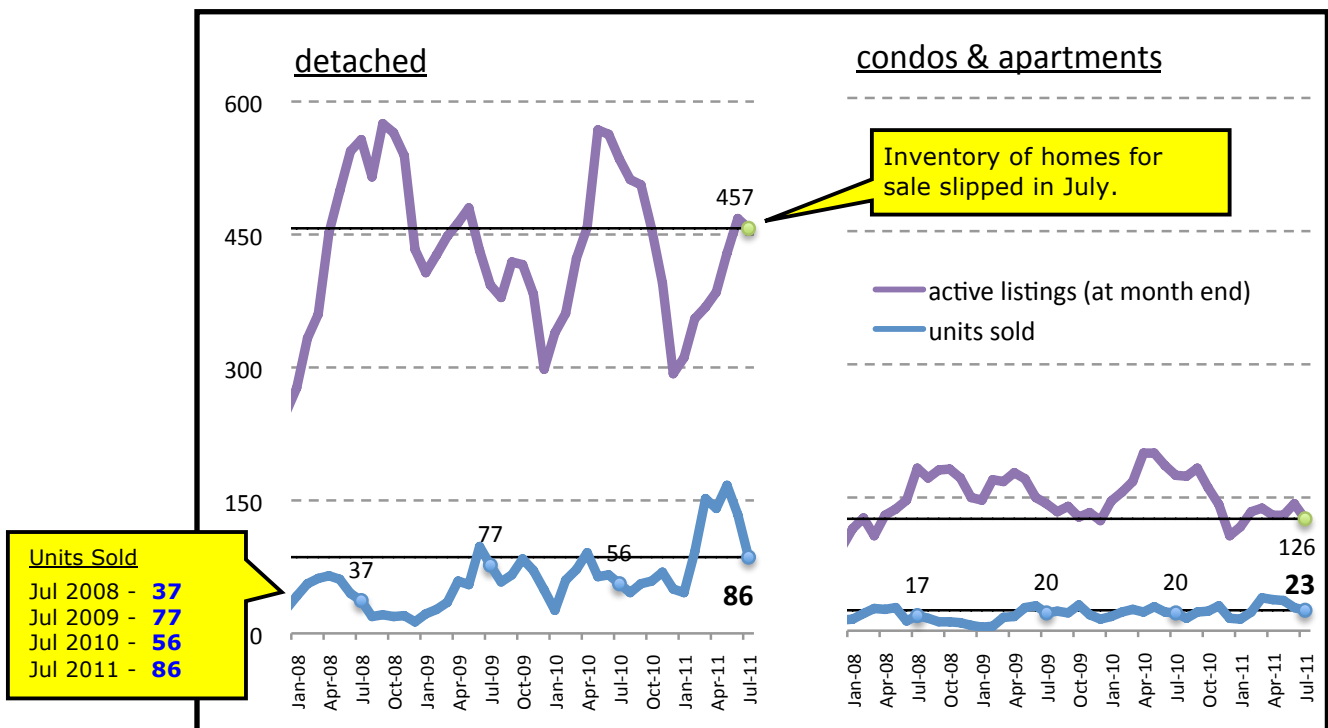


The following charts show the inventory of homes for sale on the last day of each month from Jan 2008 to July 2011, and the sales for each month.

North Vancouver



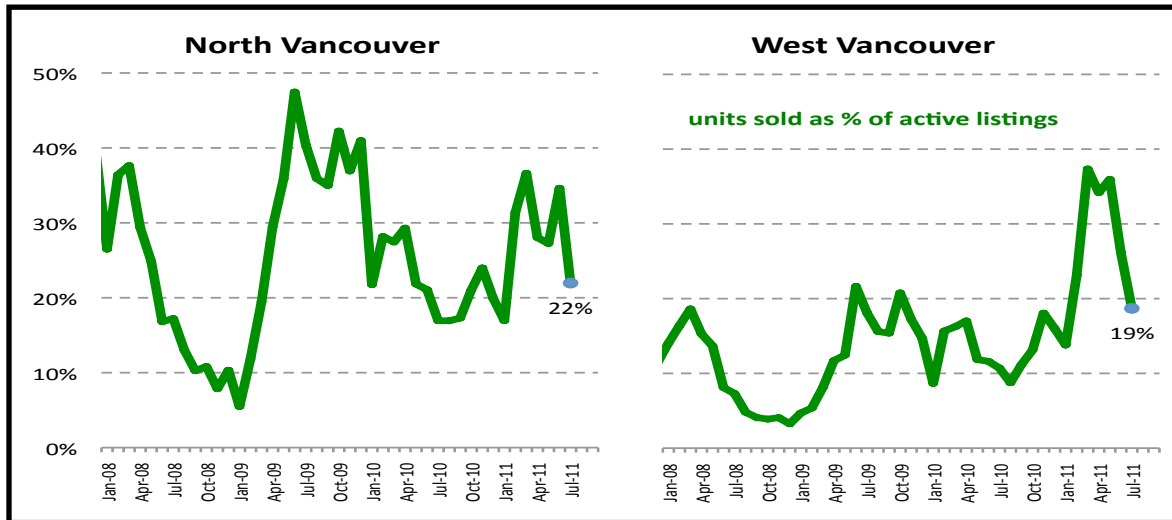
West Vancouver



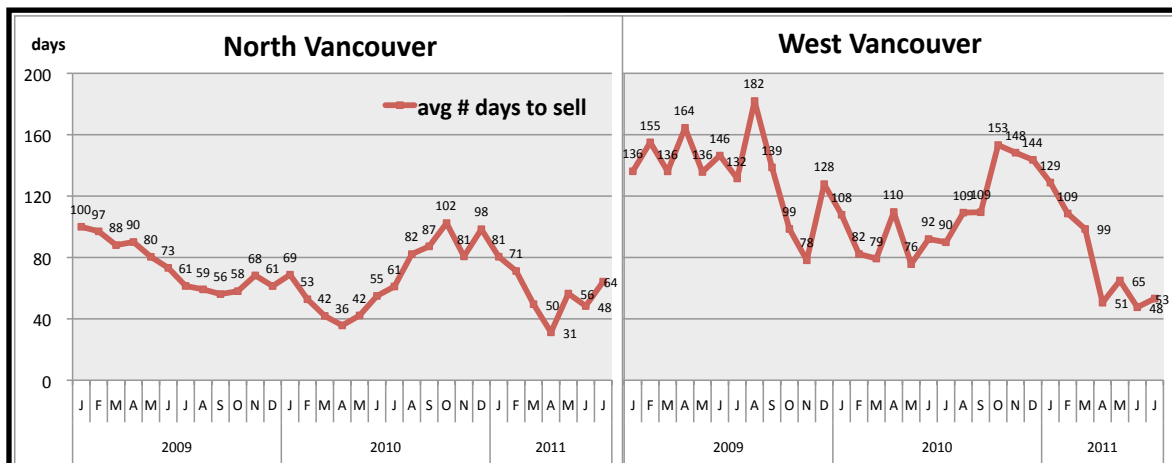


selected sales details

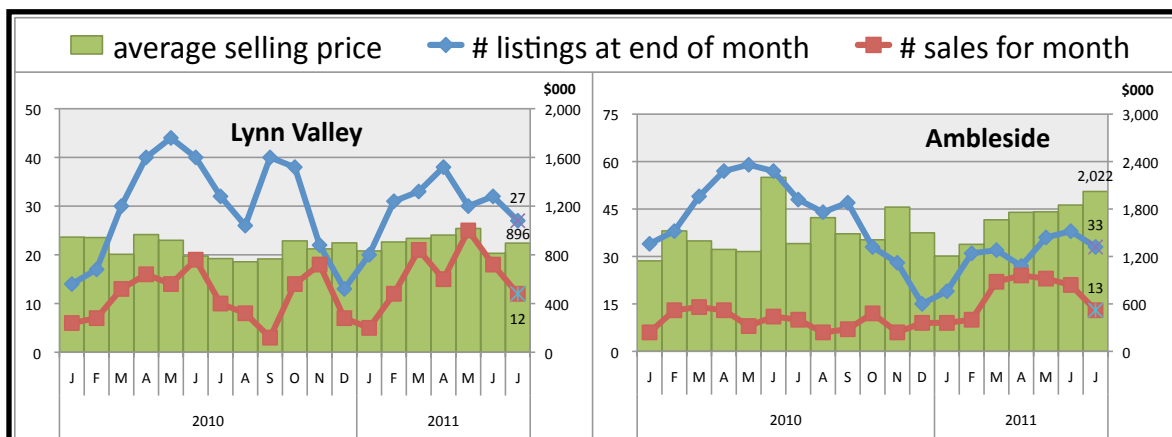
properties sold, as a % of properties for sale at end of month



average # of days on market



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





ecoEnergy grants available

The Government of Canada has renewed its very popular ecoENERGY Retrofit – Homes program, until March 31, 2012, to help homeowners make their homes more energy-efficient and reduce the burden of high energy costs. By offering maximum federal grants of up to \$5,000, the program can contribute to your energy-efficient upgrades.

Some qualifying expenditures include furnaces, hot water heaters, toilets, insulation, doors, windows, basement and wall upgrades. For more information, call 1-800-622-6232 or click on www.energywisesolutions.ca.

In addition, there is provincial funding available to those who participate in the LiveSmart BC: Efficiency Incentive Program. Call 1-866-430-8765 for details or click on www.livesmartbc.ca/incentives/efficiency-home/index.html.



great value



<i>three North Vancouver locations</i>	<ul style="list-style-type: none">• 1846 Lonsdale Avenue• 120 14th Street West• 610-879 Marine Drive
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OK, so Summer 2011 has been a *little* light on sunshine... but it is still summertime, and what better way to enjoy a summertime break than sitting at a sidewalk table sipping your favorite coffee, or taking the kids (grandkids?) for a gelato treat?

To help celebrate the second half of summer, Tony and Lino Mastrangelo are offering a **tall latte, small gelato AND sandwich** combination for only **\$10** from any of their 3 **brazza gelato & coffee** locations in North Vancouver.

To sample their wonderful coffees or delicious gelati, clip this page at the dotted line above and present it to the cashier at any of **brazza's** 3 locations.

**Purchase a tall latte, small gelato
AND a sandwich for \$10.00!**

note: this offer has no monetary value and is valid until Monday, September 5, 2011