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A Fresh Perspective

December 2010

Thank you to Nora & Bob Kelsch who called to ask if I might help their son Charlie and his wife Nadia when they decided to buy their first home. Their search successfully resulted in purchasing a lovely apartment in their downtown neighbourhood of choice.



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market update

Last month's housing sales were typical for a November, although they were higher than in each of the previous four months. Increasing sales together with the declining number of homes offered for sale, indicate more balanced market conditions than has been experienced since the spring. Over the past three months, on average it took 112 days to sell a single-family home on the North Shore (West Van average of 138 days, North Van average of 90 days).

For a complete copy of the November 2010 Real Estate Board of Greater Vancouver ("REBGV") market report, call me or visit my website at www.danmuzzin.com/news.html.

I received several emails from readers interested in last month's table containing the sales and listings summary for Downtown apartments so have updated it for another month.

Downtown Vancouver -Apts & THs

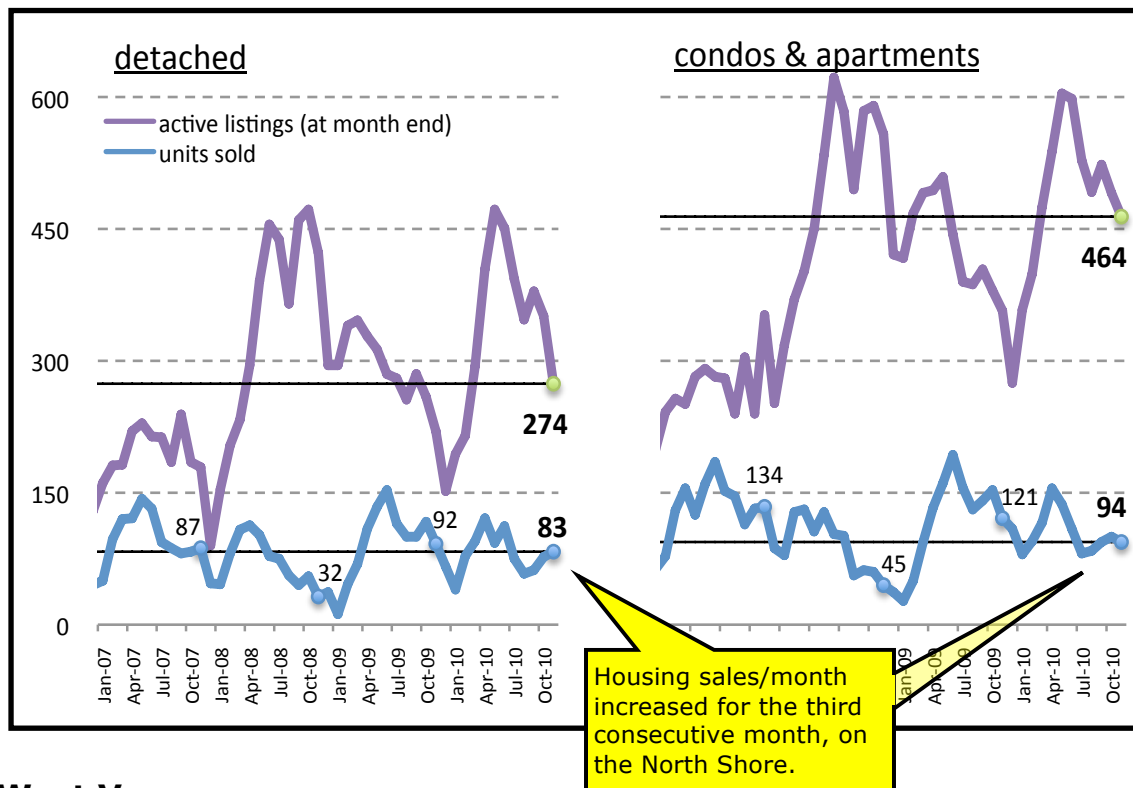
	# units sold	# units for sale on last day of month
Aug	104	734
Sep	106	708
Oct	114	650
Nov	132	568
Dec 4-10	0	540

Please let me know if you would like sales information for your neighbourhood or for one you would like to live in.

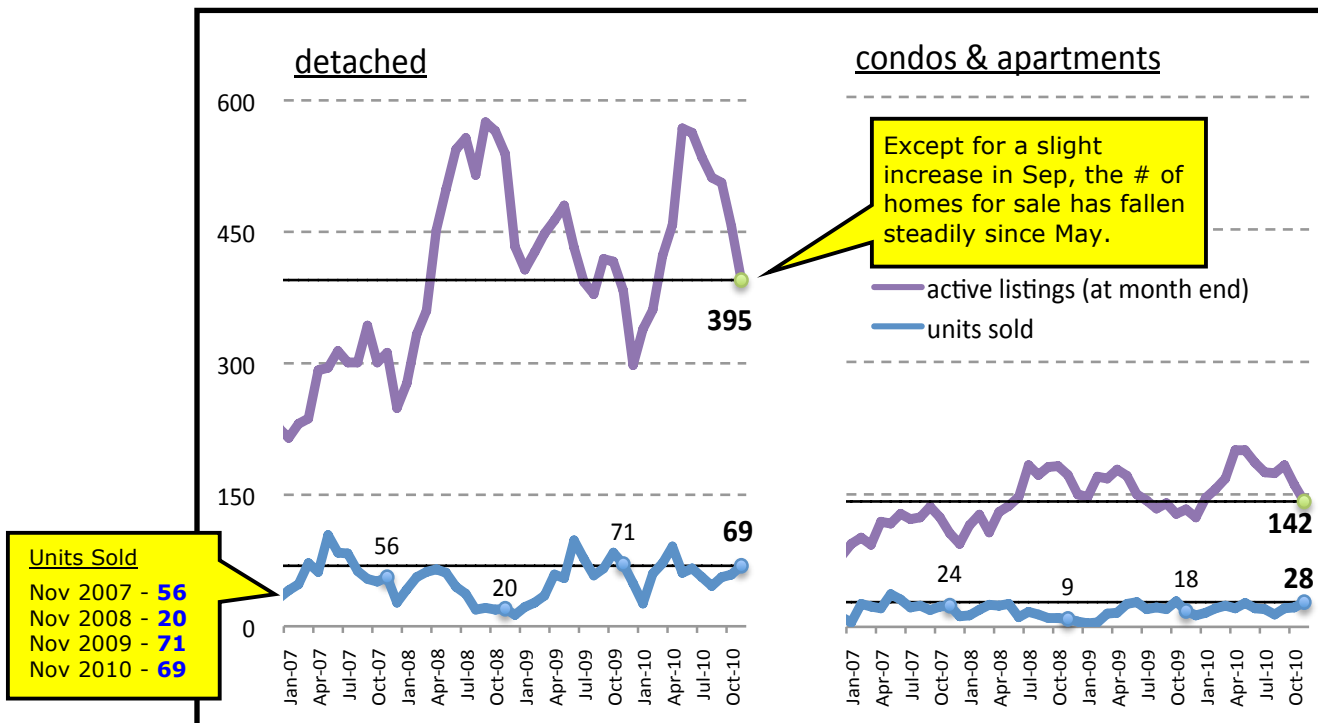


The following charts show the inventory of homes for sale on the last day of each month from Jan 2007 to November 2010, and the sales for each month.

North Vancouver

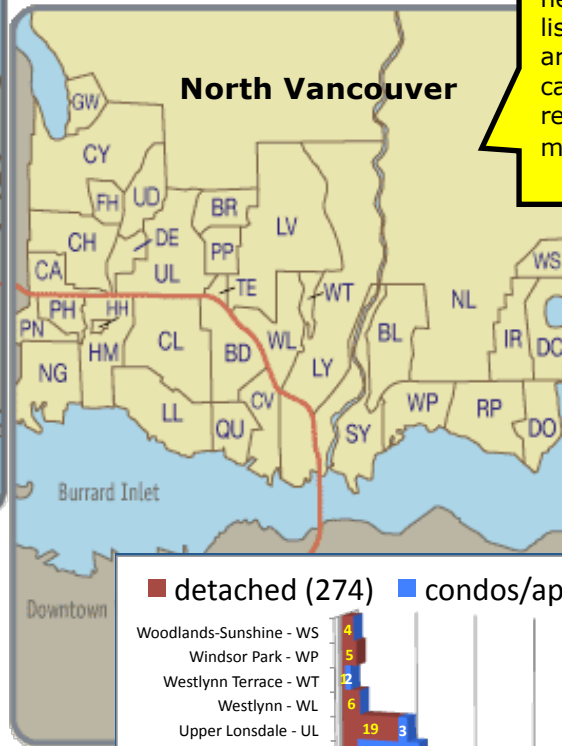


West Vancouver



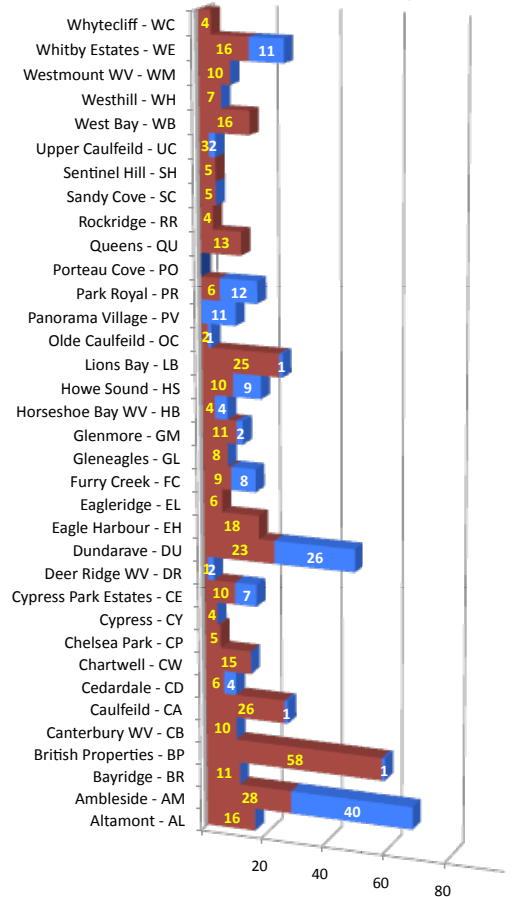


listings at Nov 30, 2010 by neighbourhood

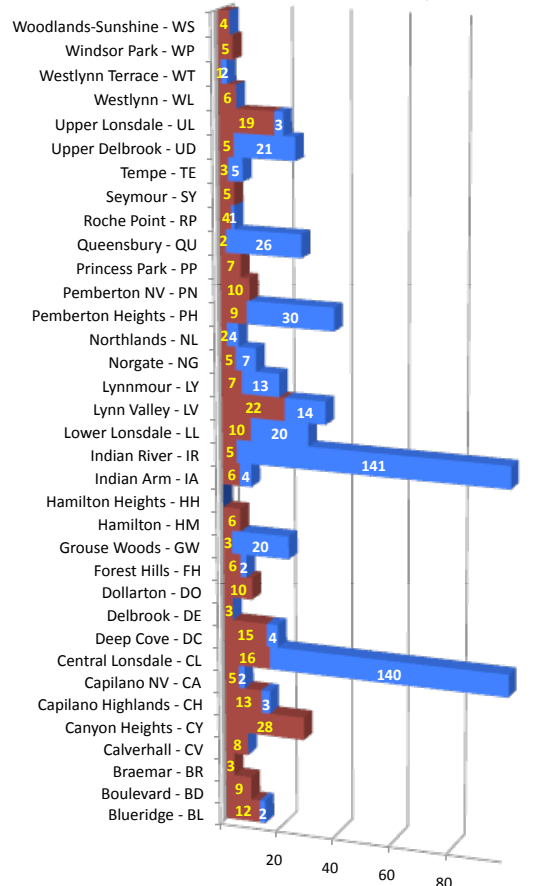


The tables below show in which North Shore neighbourhoods the listed properties are located, and can be cross-referenced to the maps on the left.

■ detached (395) ■ condos/apts (142)



■ detached (274) ■ condos/apts (464)





to my friends and family

Thank you so much for permitting me to send you these newsletters each month. They have been a wonderful way for me to keep in touch, and I hope you have found them to be a valuable source of information.

Starting in January, in addition to this newsletter which I'll continue posting on my website, I will also be mailing other communication to the homes of those who expressed interest in receiving more information of real estate relevance.

If you would like to receive the new mailings, or you would like more information about them, please call me or send an email to dan@danmuzzin.com.

the real meaning of Peace

There once was a King who offered a prize to the artist who would paint the best picture of Peace. Many artists tried. The King looked at all the pictures, but there were only two he really liked and he had to choose between them.

One picture was of a calm lake. The lake was a perfect mirror, with peaceful, towering mountains all around it. Overhead was a blue sky with fluffy white clouds. All who saw this picture thought that it was a perfect picture of Peace.

The other picture had mountains, too. But these were rugged and bare. Above was an angry sky from which rain fell and in which lightening flashed. Down the side of the mountain tumbled a foaming waterfall. This did not look peaceful at all. But when the King looked closer, he saw behind the waterfall a tiny bush growing in a crack in the rock. In the bush a mother bird had built her nest. There, in the midst of the rush of angry water and noise, sat the mother bird on her nest...in perfect peace.



Which picture won the prize?

The King chose the second picture. "Because," explained the King, "peace does not mean to be in a place where there is no noise, trouble, or hard work. Peace means to be in the midst of all those things and still be calm in your heart. That is the real meaning of peace."

May you know the real meaning of peace at the holidays ...and always!