

January 2009

Now that was a lot of snow! Yeah, I know, where you come from this is nothing, but there was more snow dumped on the Lower Mainland in the last 2 weeks of December and first few days of January than we've seen in a long time (ever seen?). Ah well, it shifted our thoughts away from things economic for awhile!

Having celebrated Christmas, New Year's Eve and 2008 in our own ways, it's time to look forward to celebrating the next 360 or so days left in 2009. Whether that means improving your general fitness, getting a new job, reevaluating your financial strategies, or considering real estate, now is a good time to start.

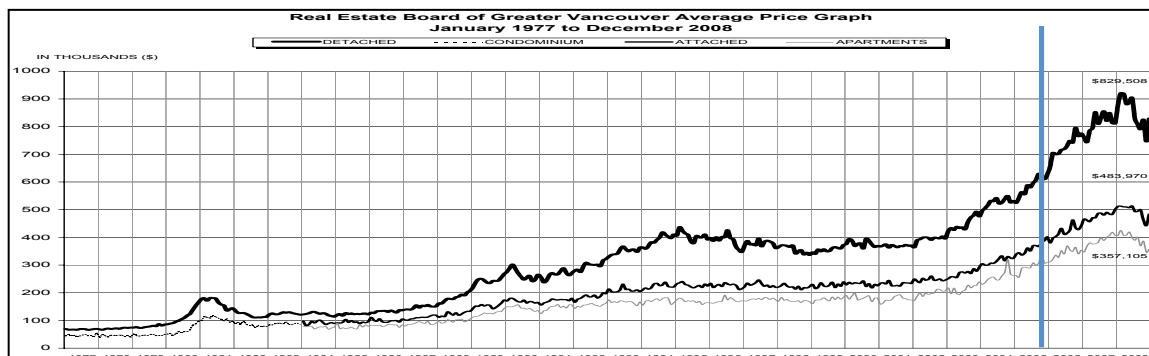


In this issue:

- market update
- listings by neighbourhood
- 2009 property taxes
- great value
 - the Destination
 - Slope and Surf Outfitters

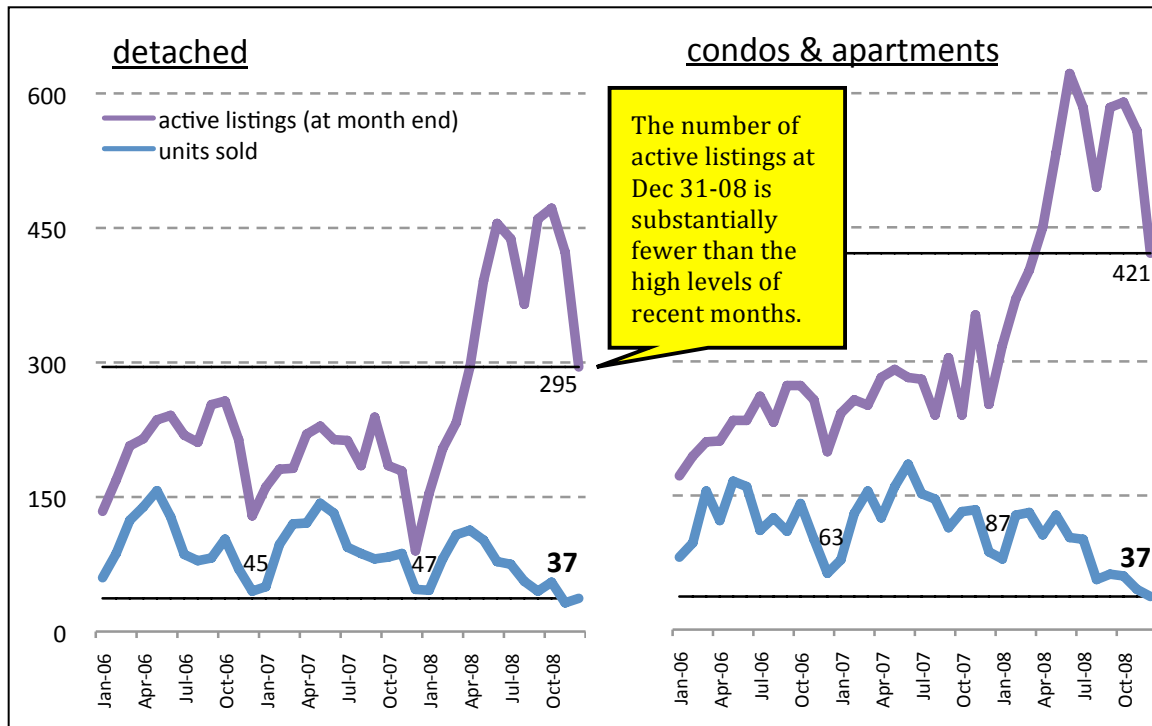
market update

Each month the Real Estate Board of Greater Vancouver publishes a graph showing average prices since 1977. A copy of the board's entire analysis can be found on my website at www.danmuzzin.com/news.html, click on *Market Results – December 2008*.

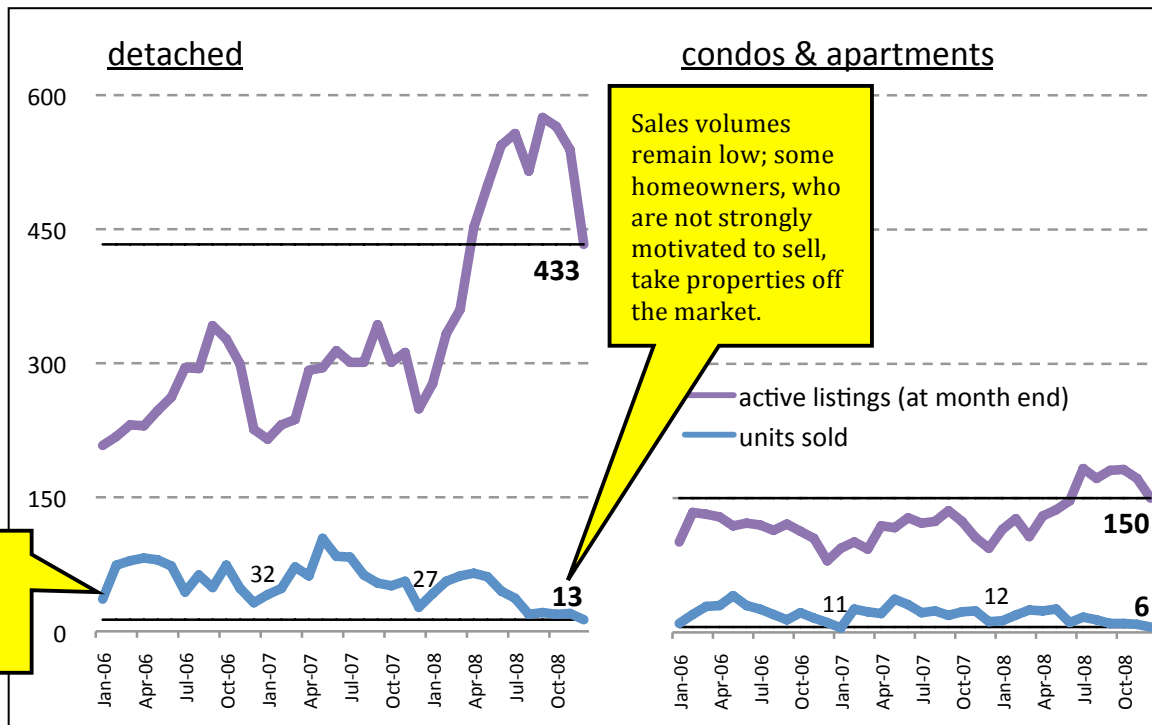


The charts on this page illustrate the inventory of active listings at the end of each month from Jan 2006 to Dec 2008, and the number of properties that sold each month.

North Vancouver

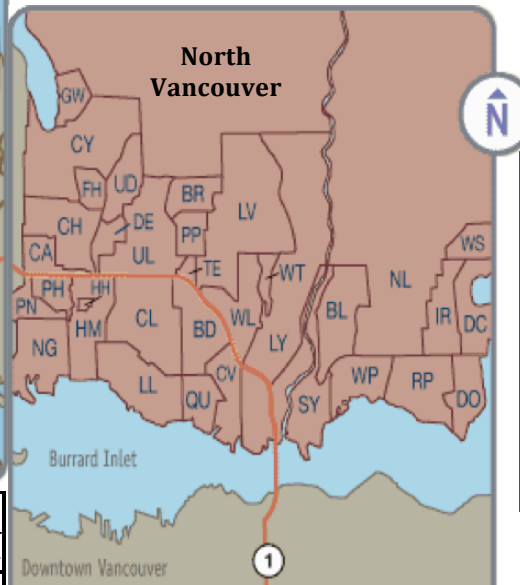


West Vancouver





listings - Dec 31/08 by neighbourhood



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

West Vancouver	detached		condos/apts		total	
	Nov 30	Dec 31	Nov 30	Dec 31	Nov 30	Dec 31
AL Altamont	22	17	0	0	22	17
AM Ambleside	73	53	42	36	115	89
BR Bayridge	18	18	0	0	18	18
BP British Properties	77	62	0	0	77	62
CB Canterbury WV	8	8	3	2	11	10
CA Caulfeild	36	25	0	0	36	25
CD Cedardale	9	9	3	3	12	12
CW Chartwell	30	27	0	0	30	27
CP Chelsea Park	14	10	2	2	16	12
CY Cypress	6	6	0	0	6	6
CE Cypress Park Estates	17	12	5	3	22	15
DR Deer Ridge WV	0	0	2	1	2	1
DU Dundarave	44	30	39	30	83	60
EH Eagle Harbour	19	13	0	0	19	13
EL Eagleridge	4	2	0	0	4	2
FC Furry Creek	4	5	3	3	7	8
GL Gleneagles	11	10	0	0	11	10
GM Glenmore	21	17	0	0	21	17
HB Horseshoe Bay WV	5	5	16	16	21	21
HS Howe Sound	4	4	10	9	14	13
LB Lions Bay	12	10	0	0	12	10
OC Olde Caulfeild	4	4	0	0	4	4
PV Panorama Village	2	1	11	11	13	12
PR Park Royal	1	0	21	21	22	21
PO Porteau Cove	0	0	0	0	0	0
QU Queens	7	5	0	0	7	5
RR Rockridge	10	8	0	0	10	8
SC Sandy Cove	5	4	0	0	5	4
SH Sentinel Hill	19	14	0	0	19	14
UC Upper Caulfeild	4	4	2	1	6	5
WB West Bay	13	14	0	0	13	14
WH Westhill	6	4	0	0	6	4
WM Westmount WV	14	11	0	0	14	11
WE Whitby Estates	12	13	13	12	25	25
WC Whytecliff	8	8	0	0	8	8
	539	433	172	150	711	583

North Vancouver	detached		condos/apts		total	
	Nov 30	Dec 31	Nov 30	Dec 31	Nov 30	Dec 31
BL Blueridge	12	7	5	5	17	12
BD Boulevard	12	10	0	0	12	10
BR Braemar	7	4	0	0	7	4
CV Calverhall	9	4	0	0	9	4
CY Canyon Heights	43	30	1	1	44	31
CH Capilano Highlands	19	13	6	4	25	17
CA Capilano NV	5	4	10	8	15	12
CL Central Lonsdale	35	26	136	109	171	135
DC Deep Cove	16	10	3	2	19	12
DE Delbrook	6	3	0	0	6	3
DO Dollarton	8	4	0	0	8	4
FH Forest Hills	12	7	0	0	12	7
GW Grouse Woods	11	8	1	1	12	9
HM Hamilton	6	5	21	15	27	20
HH Hamilton Heights	0	0	0	0	0	0
IA Indian Arm	2	1	0	0	2	1
IR Indian River	9	8	4	4	13	12
LL Lower Lonsdale	8	4	196	143	204	147
LV Lynn Valley	61	43	25	19	86	62
LY Lynnmour	4	3	24	19	28	22
NG Norgate	3	2	3	3	6	5
NL Northlands	2	2	7	3	9	5
PH Pemberton Heights	17	8	15	11	32	19
PN Pemberton NV	9	8	20	15	29	23
PP Princess Park	8	7	0	0	8	7
QU Queensbury	8	9	0	0	8	9
RP Roche Point	3	3	43	32	46	35
SY Seymour	8	6	7	5	15	11
TE Tempe	1	0	0	0	1	0
UD Upper Delbrook	16	10	0	0	16	10
UL Upper Lonsdale	45	29	21	15	66	44
WL Westlynn	14	12	8	5	22	17
WT Westlynn Terrace	1	1	0	0	1	1
WP Windsor Park	1	2	2	2	3	4
WS Woodlands-Sunshine	2	2	0	0	2	2
	423	295	558	421	981	716

2009 property taxes

To obtain your 2009 property assessment and compare it to other properties in your area, go to the BC Assessment website at www.bccassessment.bc.ca/ and click on *e-valueBC: Compare Assessments Online*, or call 604.739.8588.

“For the 2009 Property Assessment Roll only, BC Assessment will be providing property owners with the market value of properties as of both July 1, 2007 and July 1, 2008. The lower of these two values will become the 2009 assessed value for most properties.”

-Ministry of Small Business and Revenue (MSBR)

For more visit the MSBR website www.gov.bc.ca/sbr/popt/property_assessment/index.html.

It's important to note that only property assessment values are frozen, and not taxes. Since property taxes are a function of municipal revenue needs, property assessment changes do not necessarily result in corresponding changes in taxes.

The provincial government recently announced a new temporary program which will allow eligible homeowners of any age facing financial hardship, and who have at least 15 per cent equity in their homes, to defer their 2009 and 2010 property taxes. Details for applying will be made available before tax notices are issued starting in May 2009.

great value

We can complain about the current snowmageddon (as one local newspaper columnist described recent weather conditions) or we can have a bit of fun with it. Those of us who attempt some form of mountain recreation 2-3 times a year, and either have no equipment or don't look forward to wearing the boots that were bought 25 years ago, know how inconvenient renting equipment on the mountain can be.

Wouldn't it be great to go to a local shop where you can rent whatever you need BEFORE heading up the mountain and not worry about rushing back to return the gear before closing time? Or for those who are more snow-active and have children who expect to ski/board a half dozen or more times a year, a shop that has a rental program during which every time the children grow out of their equipment you simply exchange it?



The Destination Slope and Surf Outfitters is just such a shop. In the winter, it is a full service ski and snowboard shop owned and operated for over 20 years by Paul and Colleen Zirk. Their business has been designed to provide convenience, and great gear, clothing and services (such as boot-fitting) to those wishing to rent or purchase. In summer, the shop focuses on water sports.

To learn more visit the shop at 1550 Marine Drive, in North Vancouver, call 604.984.7191, or check out their website at www.theDestination.ca.