

March 2009

Winter isn't entirely done yet but it is winding down and the telltale early signs of spring are appearing, like crocuses and busier open houses.

There has also been a noticeable uptick in real estate activity in recent weeks, relative to the past eight months, as some of the latent buyer interest is beginning to transform into sales.

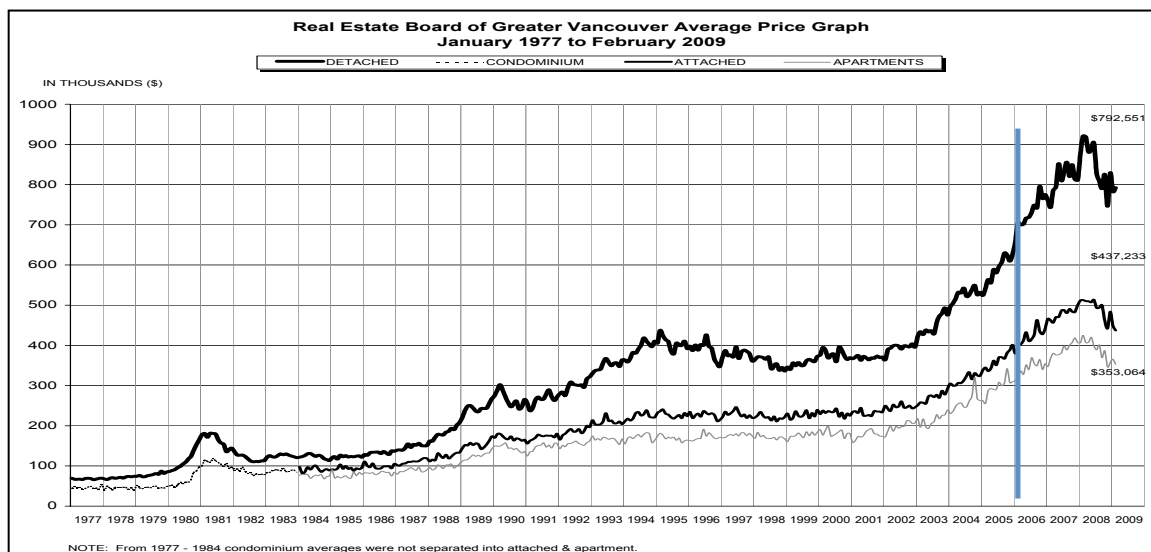
In this issue:

- market update
- listings by neighbourhood
- home inspectors
- great value -community libraries



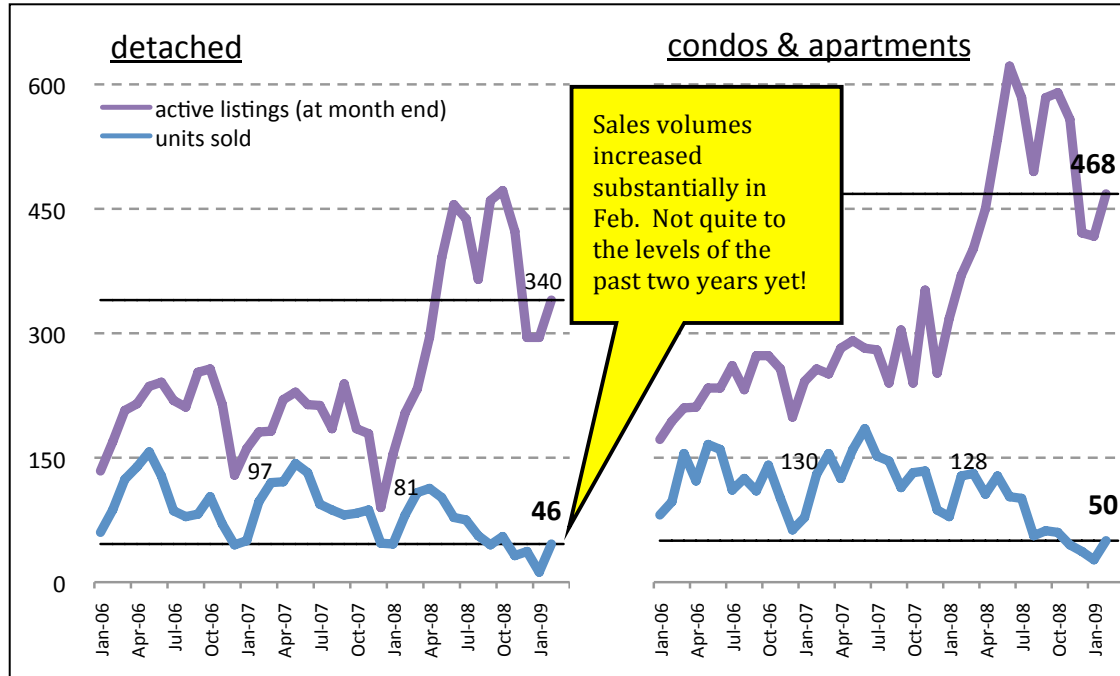
market update

Every month, the Real Estate Board of Greater Vancouver publishes the following chart of average home prices since 1977. The board's entire monthly report can be found on my website at www.danmuzzin.com/news.html, click *Market Results – February 2009*.

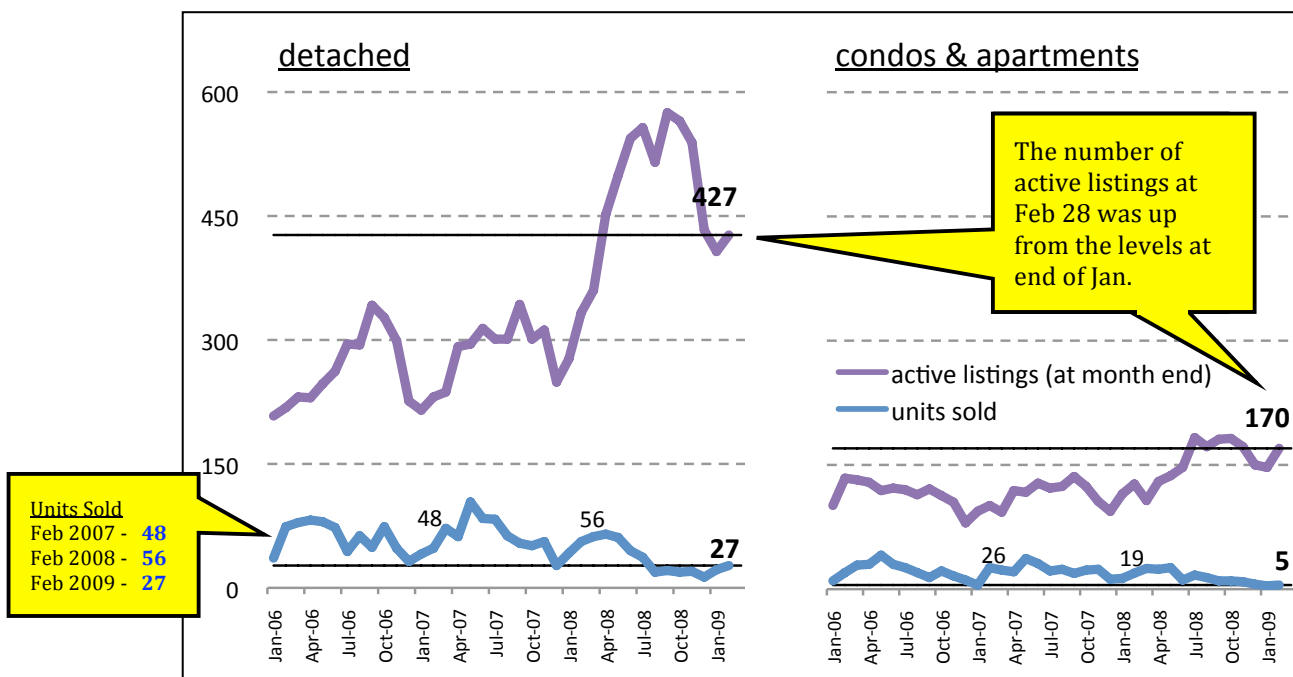


The following charts show the inventory of active listings at the end of each month from Jan 2006 to Feb 2009, and the number of properties that sold each month.

North Vancouver



West Vancouver

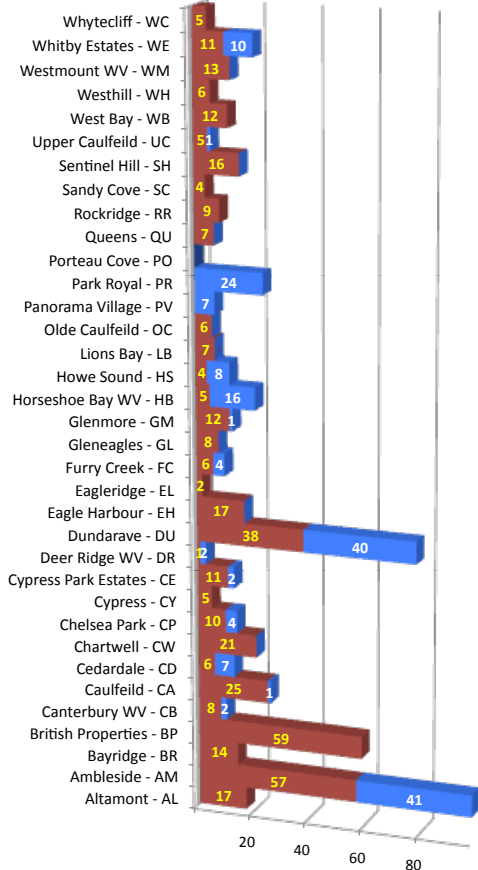


listings - Feb 28/09 by neighbourhood

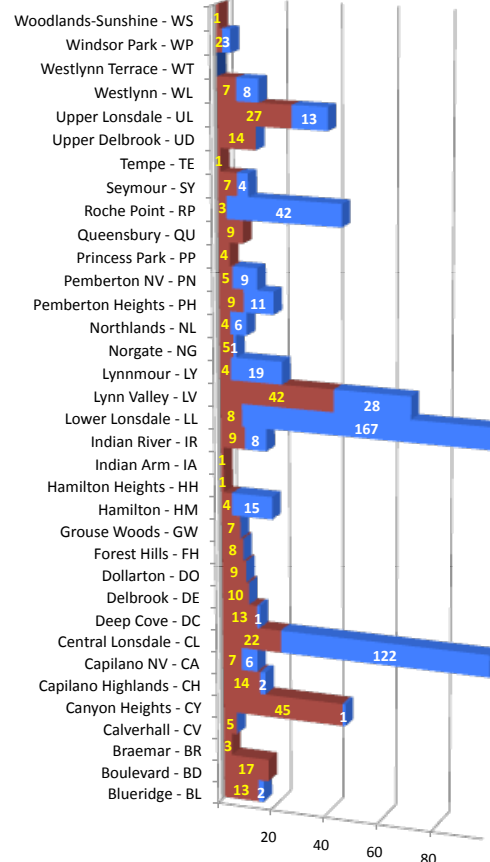


These tables show in which North Shore neighbourhoods the listed properties are located, and can be cross-referenced to the maps on the left.

■ detached (427) ■ condos/apts (170)



■ detached (340) ■ condos/apts (468)



home inspectors

A common condition included in an offer to purchase a home is a clause that provides the buyer an opportunity to obtain and approve an inspection report on the subject property. Throughout Canada, home inspector training is voluntary as there is no requirement for home inspectors to be certified. As a result, a homebuyer may not be sure that home inspectors are qualified to do the work they are hired to do.

On January 30 of this year, the provincial government announced that BC will become the first province in Canada to license home inspectors to better protect buyers and ensure qualified inspections.

Effective March 31, 2009 anyone wishing to practice as a home inspector in BC will require a license. The British Columbia Business Practices and Consumer Protection Authority will be the regulator.

To become licensed, home inspectors will need to meet the qualifications of either the Canadian Association of Home & Property Inspectors, the Applied Science Technologists and Technicians of British Columbia, or the National Certification Program for Home and Property Inspectors.

great value

As noted by Warren Buffett in the 2008 edition of his annual letter to Berkshire Hathaway shareholders, "price is what you pay; value is what you get."

This will be a reminder to many and could be a revelation to others! We needn't look further than the closest community library to find a superb collection of available services at no charge. Going on a long drive? Borrow a talking book. Having trouble accessing the internet? Use a library computer. Want to read the latest edition of the Economist or do some consumer research on cars, stereos, or something else? Magazines with otherwise hefty subscription prices are readily available. Want to watch a movie or listen to music but not pay for a rental? Borrow dvd's, cd's or even tapes. No time to search for the latest novels? Check out the speed-read selections. Whether for business, school or pleasure our community libraries are valuable resources and easily accessible.

On the North Shore, to visit or contact your local library:

NV District, Lynn Valley	1277 Lynn Valley Rd.	604.984.0286	www.nvdpl.ca
NV District, Capilano	3045 Highland Blvd.	604.987.4471	
NV District, Parkgate	3675 Banff Ct.	604.929.3727	
NV City	120 West 14th St.	604.998.3450	www.cnv.org/nvcl
WV Memorial	1950 Marine Dr.	604.925.7400	www.westvanlib.org