

May 2009

Recently I had the good fortune to meet a young family who just arrived in Canada and were looking to buy a house on the North Shore. It was truly my pleasure to help them during their two-week search and I'm extremely happy to say that we were successful in finding them a great home! While such quick results won't always be possible, by working together to identify what you like and what you can afford, the process can go smoothly.

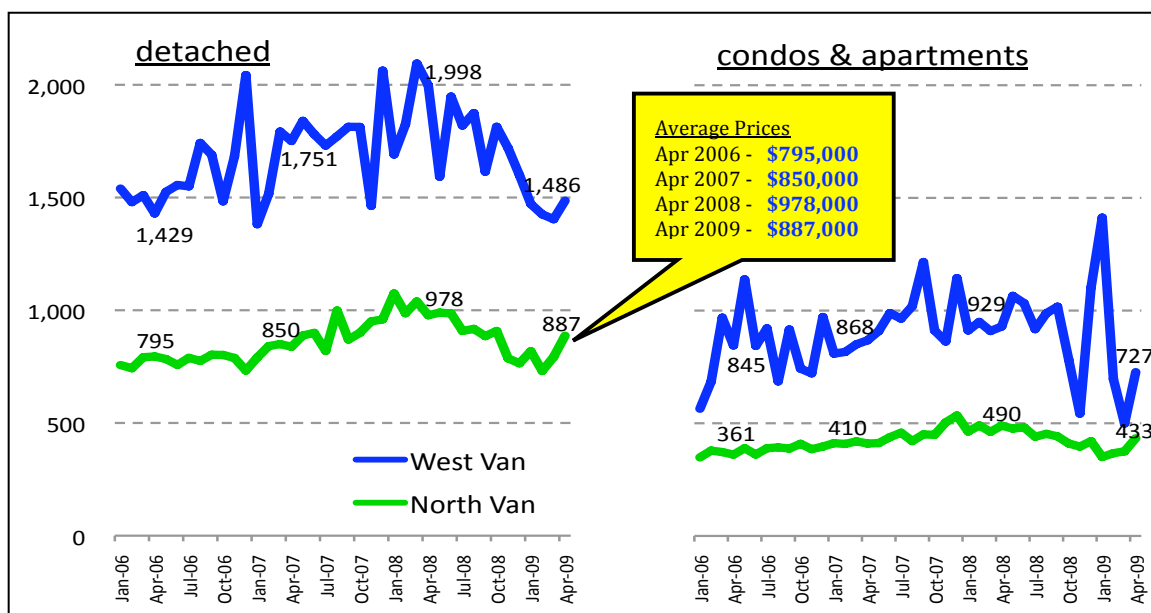


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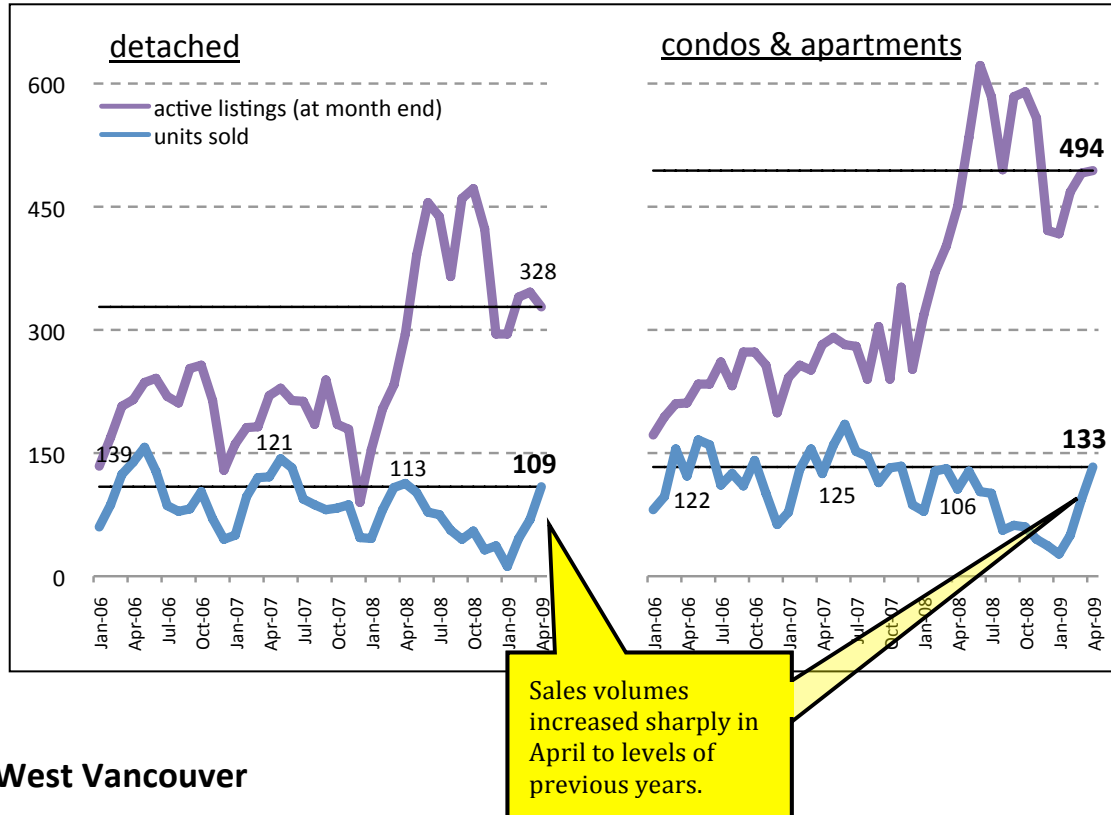
market update

The charts below show average monthly selling prices (in \$000) for West Van and North Van. A copy of the Real Estate Board of Greater Vancouver monthly report can be found on my website at www.danmuzzin.com/news.html, click *Market Results – April 2009*.

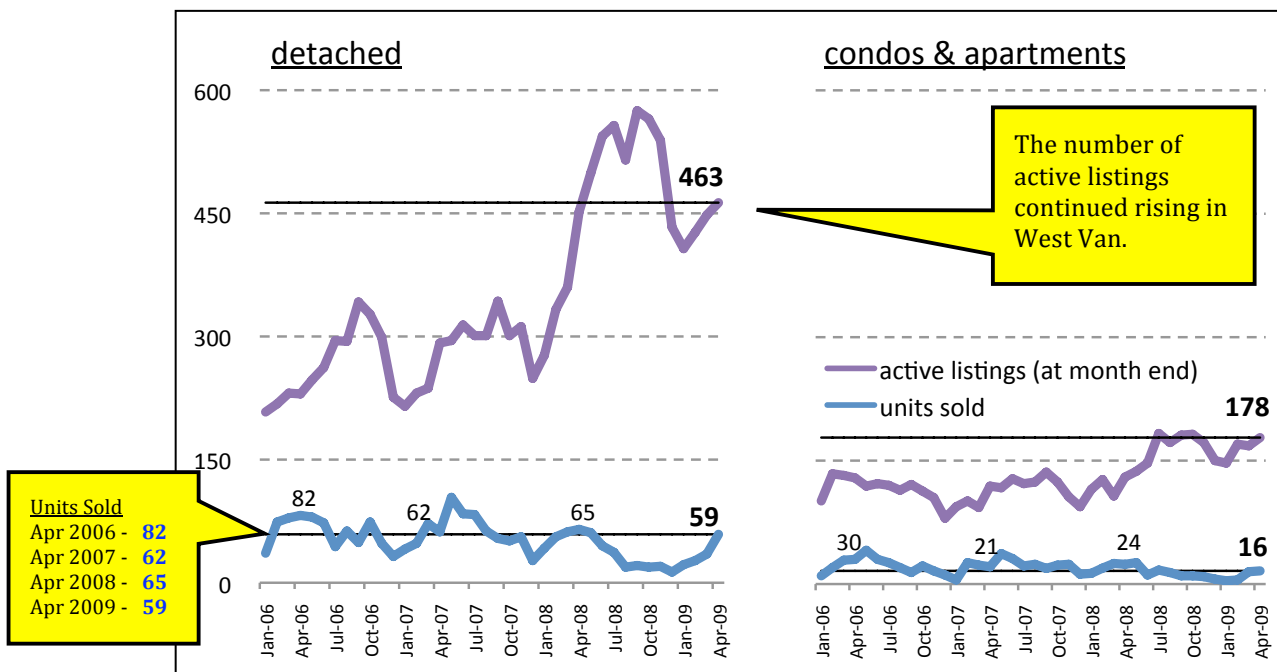


The following charts show the inventory of active listings at the end of each month from Jan 2006 to Apr 2009, and the number of properties that sold each month.

North Vancouver



West Vancouver

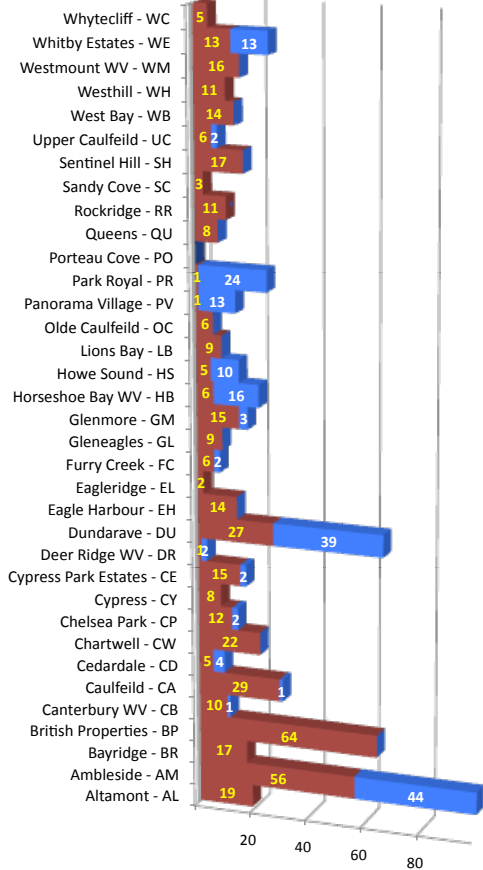


listings at Apr 30-09 by neighbourhood

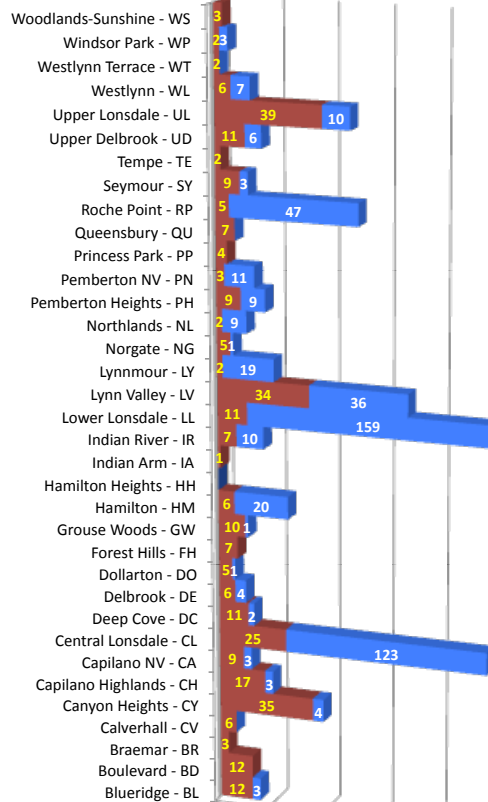


These tables show in which North Shore neighbourhoods the listed properties are located, and can be cross-referenced to the maps on the left.

■ detached (463) ■ condos/apts (178)



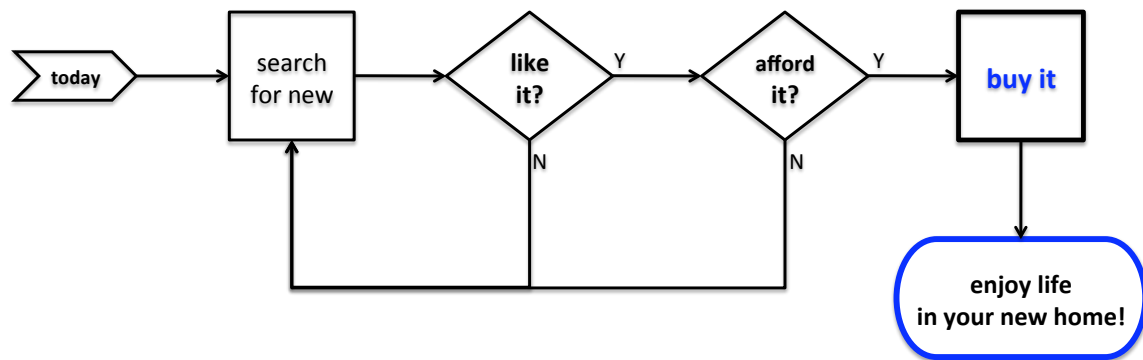
■ detached (328) ■ condos/apts (494)



buying

Those that have spent any time searching for a new home know how difficult it can be to find one that they really like, in a neighbourhood they would enjoy living in, and that's reasonably close to the amenities most important to them. Some have added further complexity to their search by trying to predict when housing prices will hit bottom.

My view on timing a home purchase is that if we can find you that ideal home, and you can truly afford it, it doesn't matter whether prices are rising or falling. Your dream house may not be there when the market bottoms!



great value



1846 Lonsdale Ave North Van
120 West 14th St

Last October's buy-one-get-one-free offer from their **brazza gelato & coffee** locations in North Vancouver proved to be so popular that Tony and Lino Mastrangelo kindly agreed to repeat it during May.

Like their original shop near the southeast corner of 19th and Lonsdale, their second café-gelateria, located near the library entrance at Lonsdale and 14th Street, has proven to be a terrific social and business meeting spot.

To sample their wonderful coffees or spectacular gelati, clip this page at the dotted line above and present it to the cashier.

**Purchase a latte or gelato,
and receive one of equal or lesser value for free!**

note: this offer has no monetary value and is valid until Sunday, June 7, 2009