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a fresh perspective

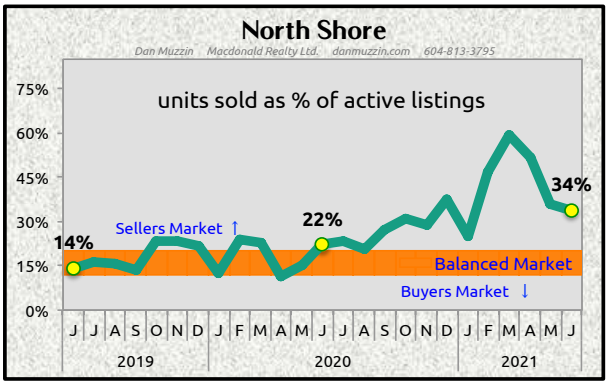
July 2021

in this issue…

- market update
- peace matters
- selected sales details

market update

The Real Estate Board of Greater Vancouver (REBGV) reported total MLS® residential property sales of 3,762 units in June, which represented a 12% sales decrease from May and 54% higher sales than in June 2020. Total residential sales activity for the month for all property-types throughout the metro region, came in at 18% above the 10-year historical average for June. At 10,839 the number of residential property listings at June 30 was 1% fewer than at the end of May, and 5% less than at June 30, 2020. The metro MLS® sales-to-active-listings ratio was 35%, compared to 39% at the end of May. The Home Price Index composite benchmark price for all properties in Greater Vancouver is 15% higher than that of 12 months ago and 12% higher than 6 months ago.



North Shore home sales in June, at 406 units were 9% fewer than the 446 properties sold in May, and 35% more than the 300 sold in June 2020. The sales-to-active-listings ratio on the North Shore slipped to 34%, from 36% in May, reflecting 18% higher-than-normal total sales for June and approximately 17% fewer properties for sale than the 10 year average for the end of June *(details on pages 7 & 8)*. The North Shore detached homes that sold in June took an average of 5 weeks to sell, two weeks quicker than the 7 weeks it took for those that sold in May, and nine weeks less than than the 14 weeks it took for detached homes that sold in June 2020. At June 30, there were 1,196 North Shore properties for sale on MLS® or about 4% fewer than the 1,247 listings at the end of May, and 12% less than the 1,362 units for sale at June 30, 2020. Compared to 12 months ago, benchmark prices of detached homes are higher by 22% in North Vancouver and are higher by 22% in West Vancouver.

As prices and market conditions can vary dramatically by neighbourhood, feel free to call Dan to better understand how the market is doing where YOU live. For the entire June 2020 REBGV market report, visit *www.danmuzzin.com/news.html*.

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for a free copy of this marvelous booklet, call Dan at 604-813-3795 or go to danmuzzin.com/resources.html

peace matters

The 15th edition of the Global Peace Index (GPI), which ranks 163 independent states and territories according to their level of peacefulness, was recently released. Produced by the Institute for Economics and Peace, the GPI is the world's leading measure of global peacefulness. This report presents the most comprehensive data-driven analysis to date on trends in peace, its economic value, and how to develop peaceful societies. Below is an excerpt…

"The GPI covers 99.7 per cent of the world's population, using 23 qualitative and quantitative indicators from highly respected sources, and measures the state of peace across three domains: the level of Societal Safety and Security, the extent of Ongoing Domestic and International Conflict, and the degree of Militarization.

North America recorded the largest deterioration of any region on the 2021 GPI, with the average level of peacefulness in the region falling by 1.8 per cent. However, despite this deterioration and ongoing civil unrest, it remains the second most peaceful region on average. There are only two countries in the North American region, with Canada recording a very slight increase in peacefulness, and the US experiencing a significant fall in peacefulness, with its overall score deteriorating by 3.0 per cent.

Although Canada's score did improve, it fell three places on the GPI as the countries closest to it in score had larger increases in peacefulness. There is a considerable disparity in peacefulness between the two countries in the region, with Canada being ranked in the ten most peaceful countries and the United States being ranked 122nd.

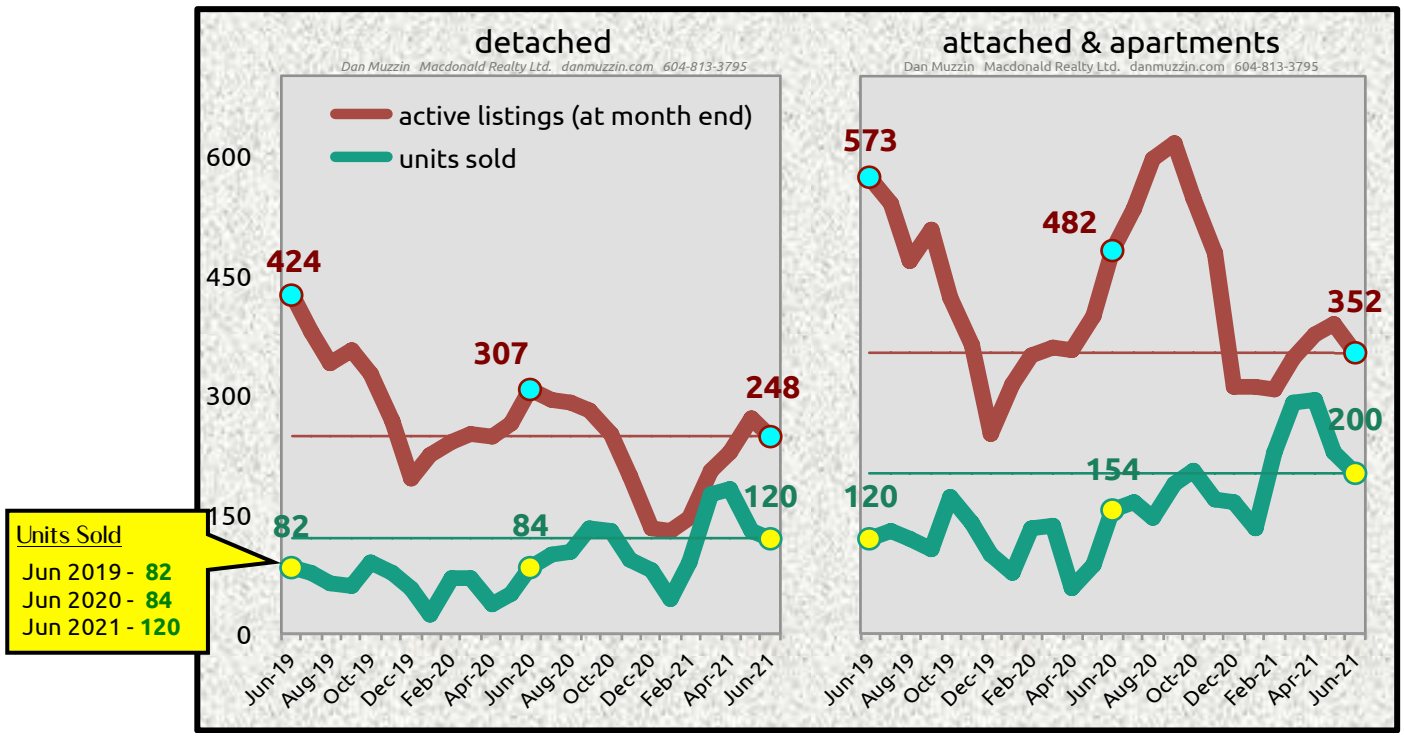
The COVID-19 pandemic had a significant impact on both the United States and Canada, with Canada recording over a million cases and the United States recording almost 32 million cases as of April 2021. This resulted in severe economic contractions in both countries, with Canada's economy shrinking by an estimated 5.4 per cent, and the United States economy shrinking by an estimated 3.5 per cent. The pandemic also led to increases in interpersonal violence across both countries. In Canada, there were reports of an increase in hate crimes in urban areas, with the number of recorded hate crimes against Asians in Vancouver increasing by 717 per cent.

Canada remains the most peaceful country in the region and is ranked as the 10th most peaceful country in the world overall, one of only two non-European countries in the top ten. Canada recorded a very small increase in peacefulness from the 2020 to the 2021 GPI, with its overall score improving by 0.08 per cent. There were improvements in the incarceration rate and terrorism impact, as well as falls in the level of weapons imports and weapons exports per capita. Whilst there was an increase in military expenditure as a percentage of GDP, this was largely the result of the impact of the pandemic on Canada's economic performance."

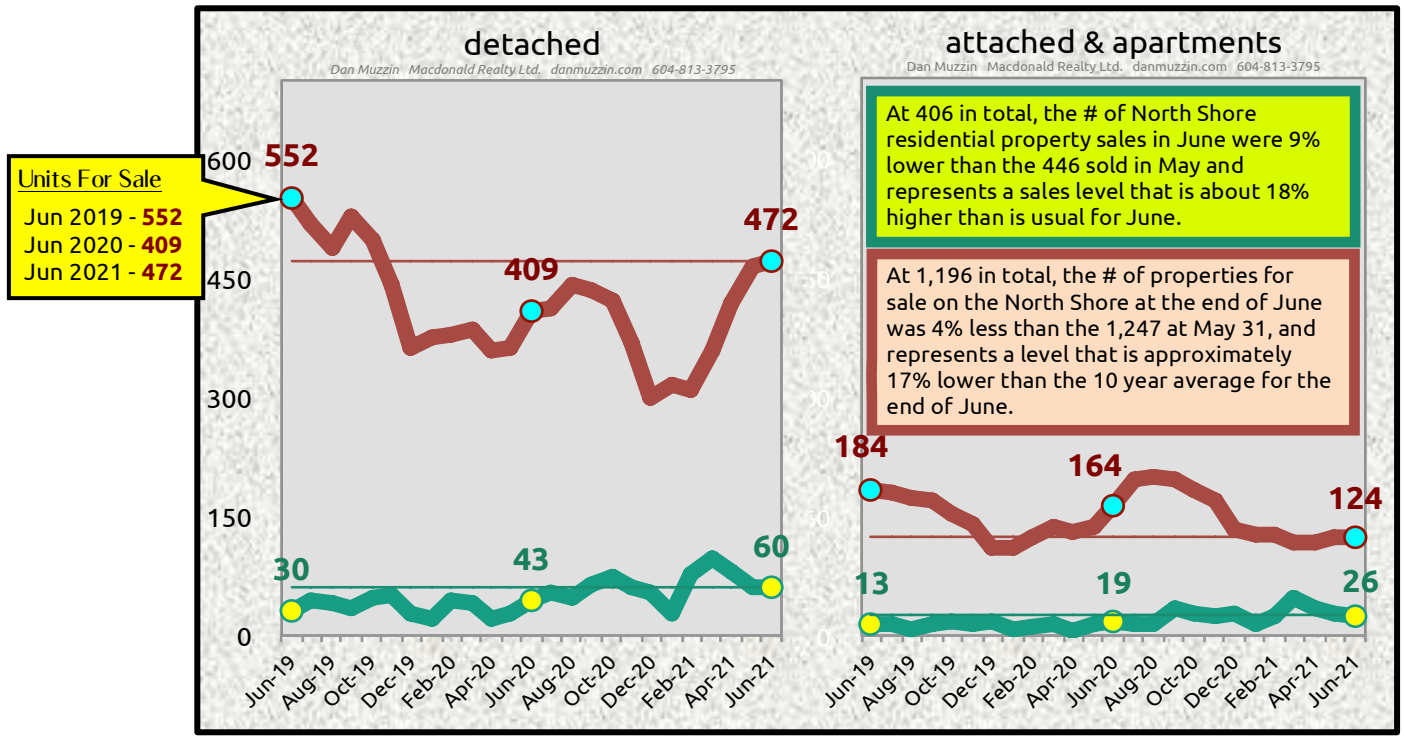
Surely, relative peace impacts global housing trends. A *Snapshot of the Global State of Peace* can be viewed on the last two pages of this document and, if interested in the entire Global Peace Index 2021, click on *https://www.economicsandpeace.org/research/#measuring-peace* or call Dan at 604-813-3795.

The following charts show the inventory of North Shore homes for sale on the last day of each month from June 2019 to June 2021, and the sales for each month.

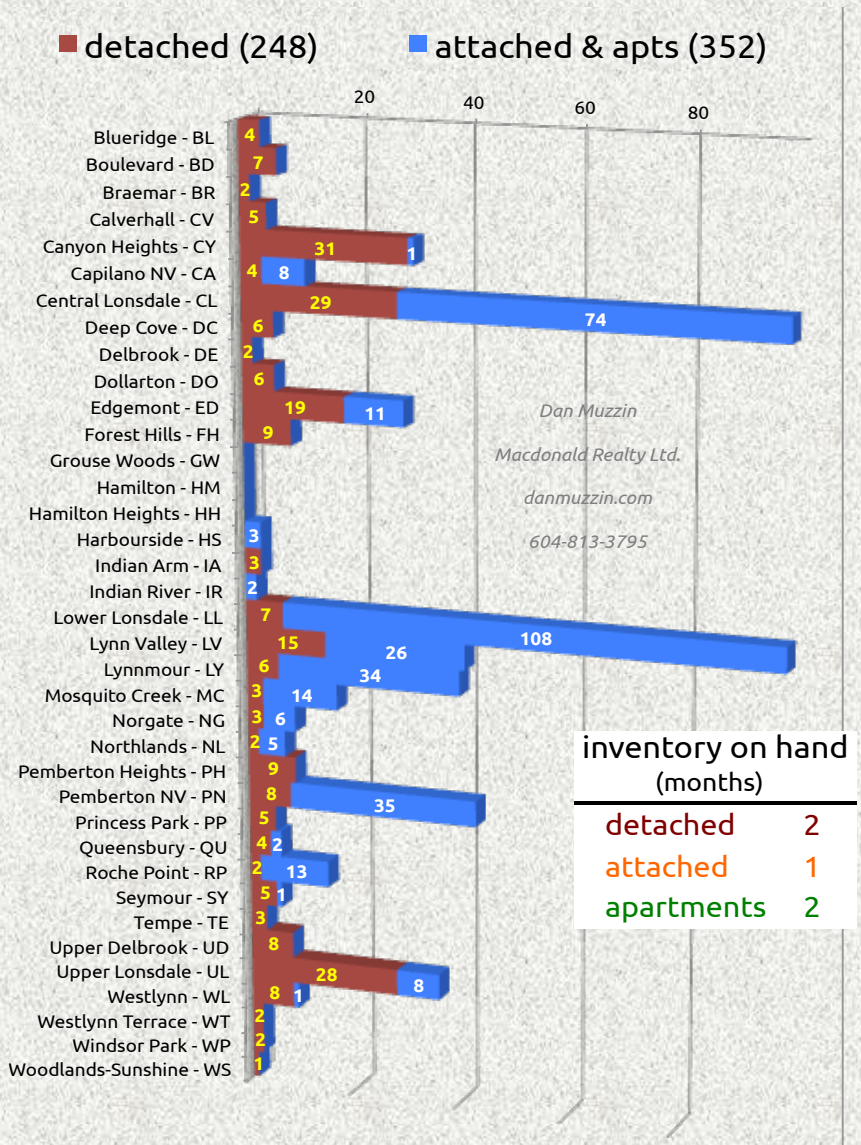
North Vancouver

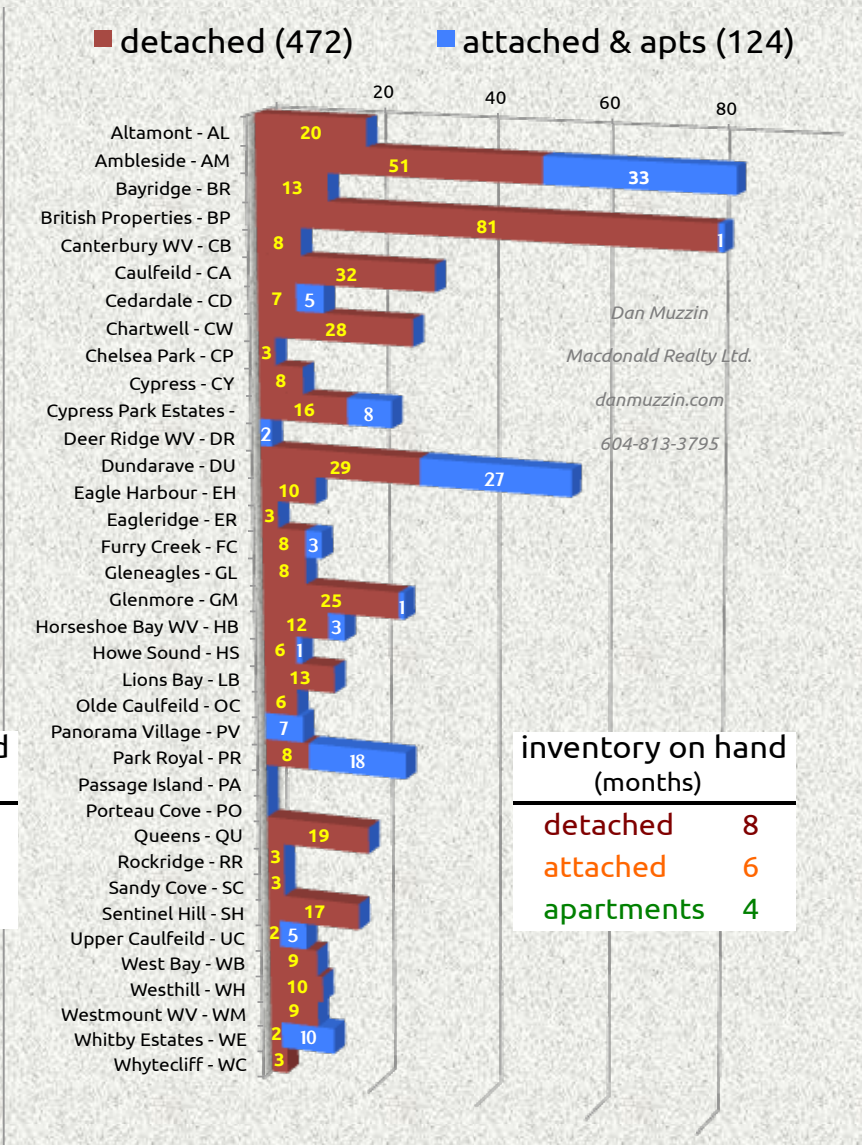


West Vancouver

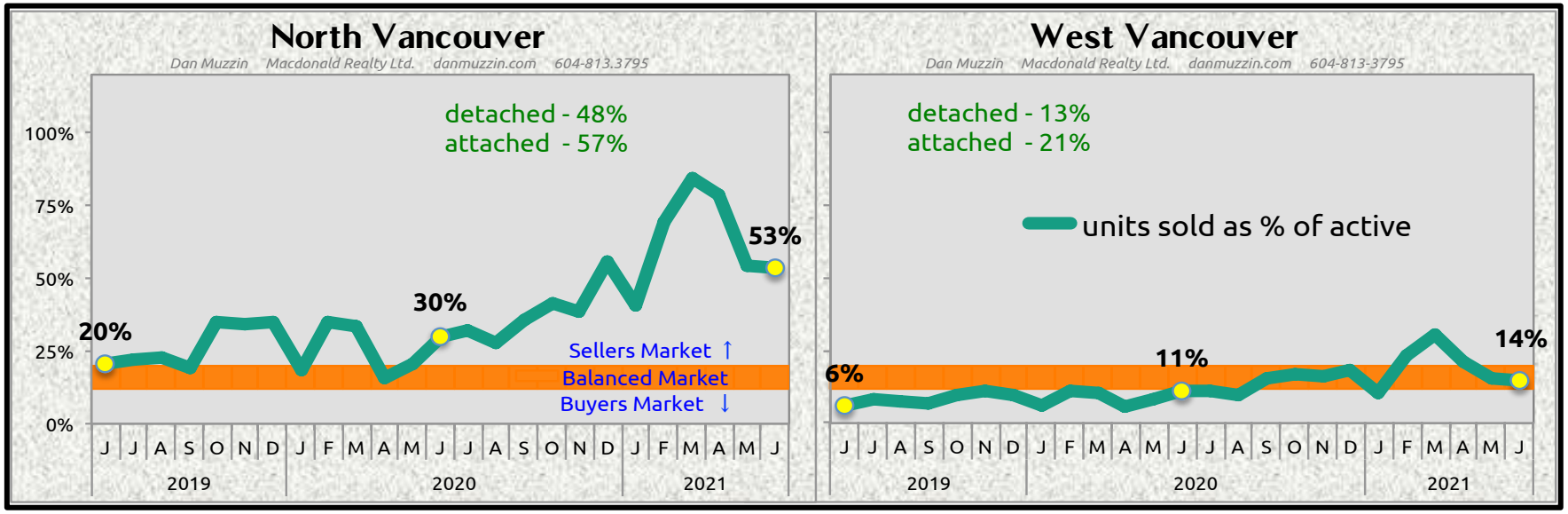


of North Shore properties for sale at June 30, 2021 (on MLS®)

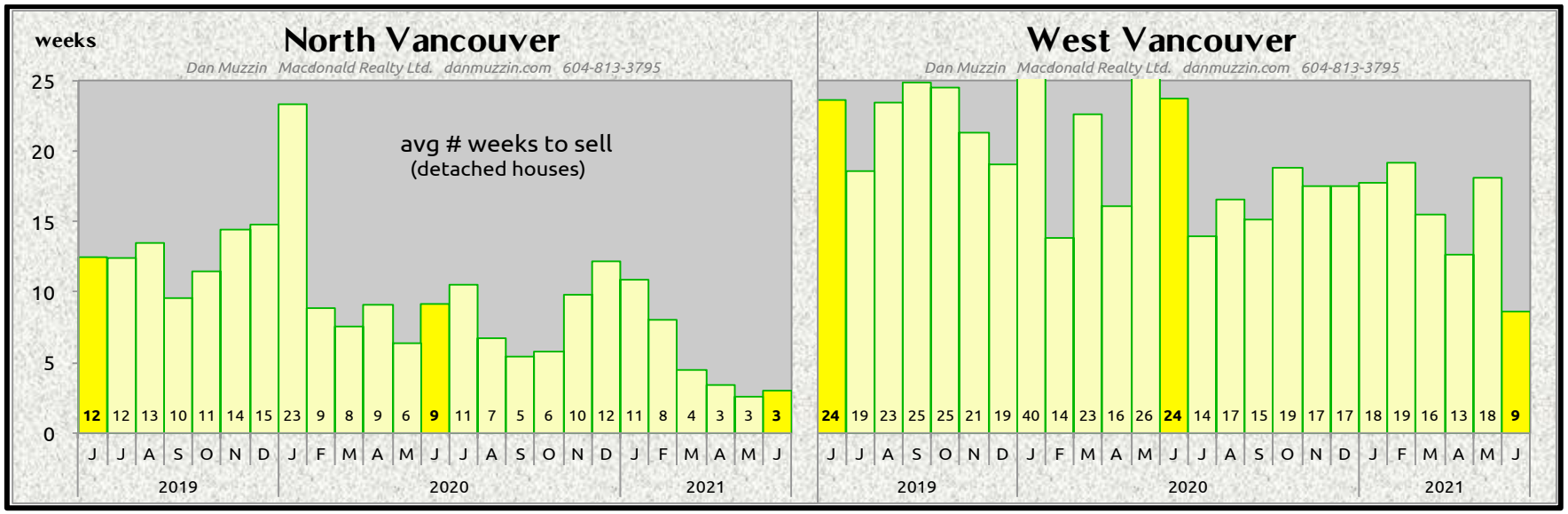




properties sold during the month, as a % of properties for sale at end of the month



average # of weeks it took for detached houses to sell



do housing conditions in your neighbourhood favour sellers, buyers or are they in balance?

single-family detached houses sold in June 2021, as % of the number of houses for sale at June 30, 2021

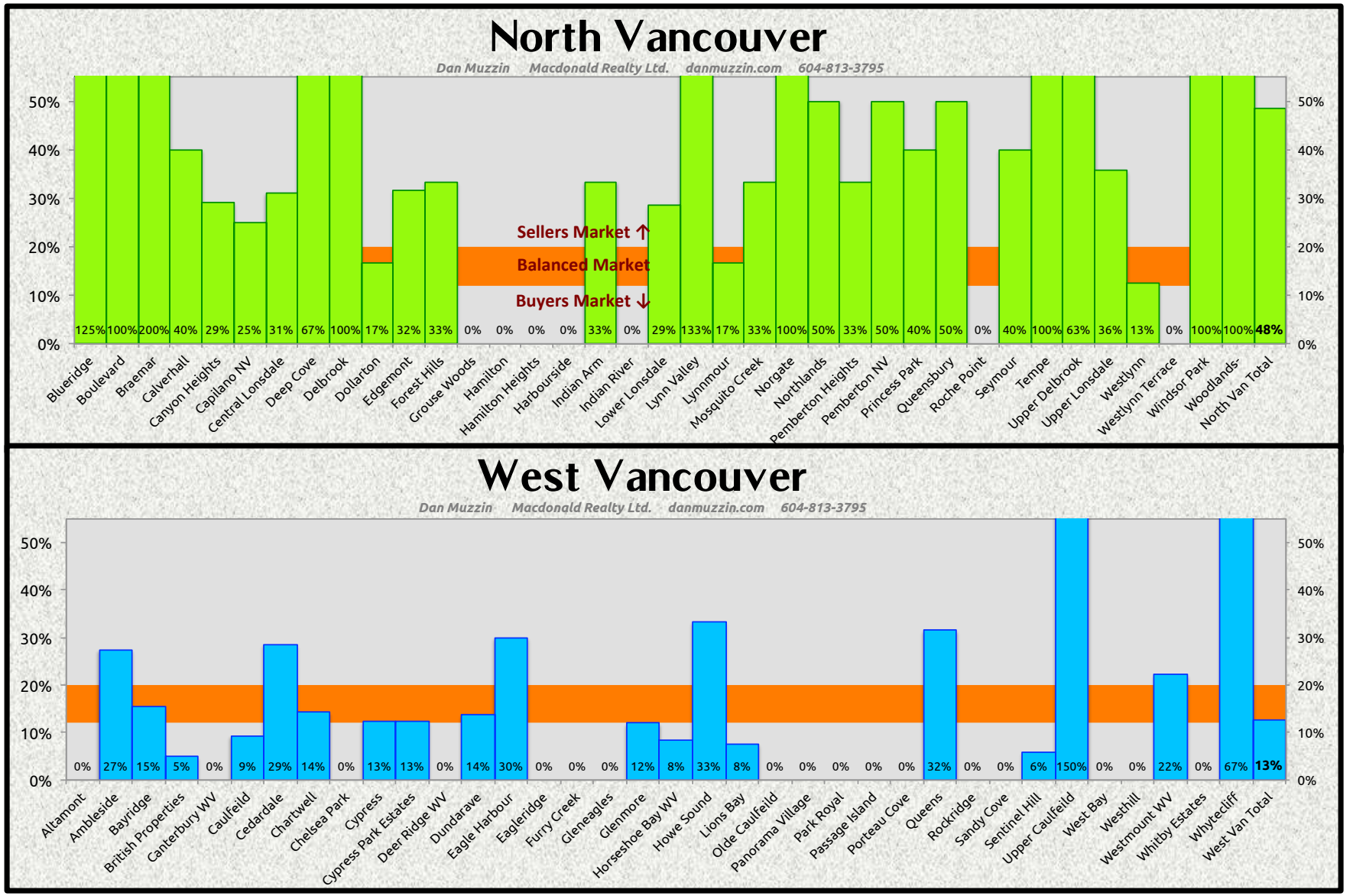


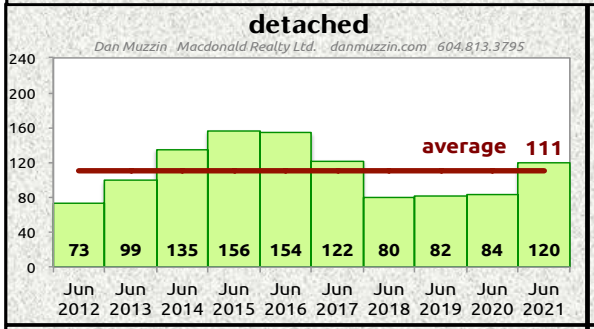
chart data obtained from Real Estate Board of Greater Vancouver

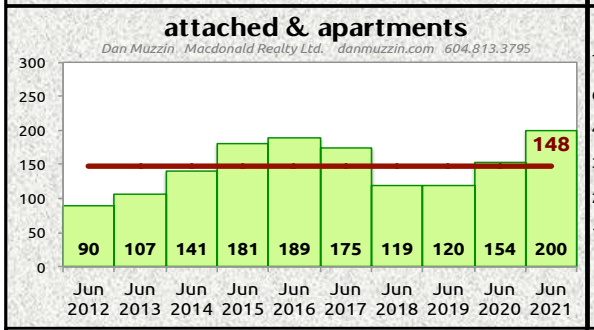
compare 2012 – 2021 Sales and Listings

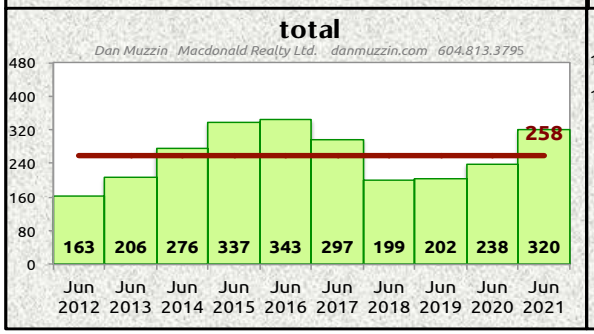
for the month of June

North Vancouver

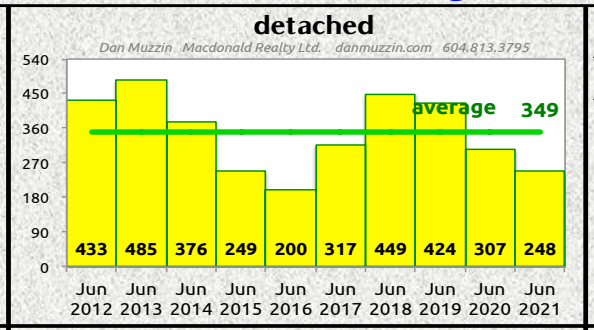
units sold

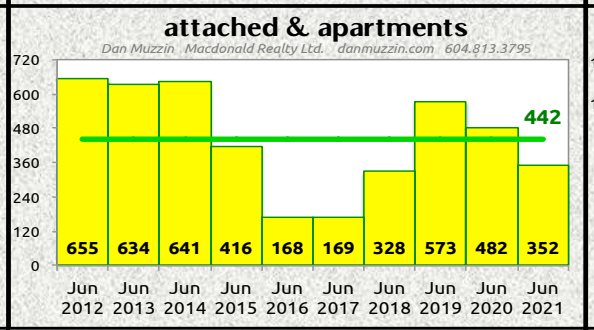


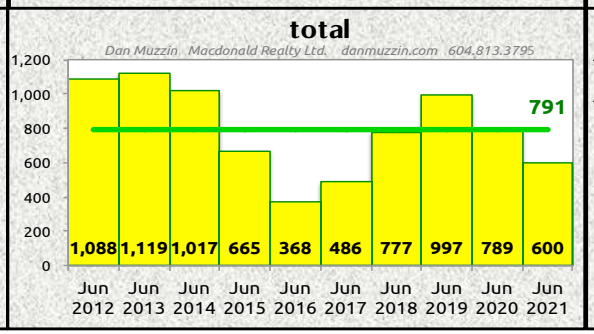




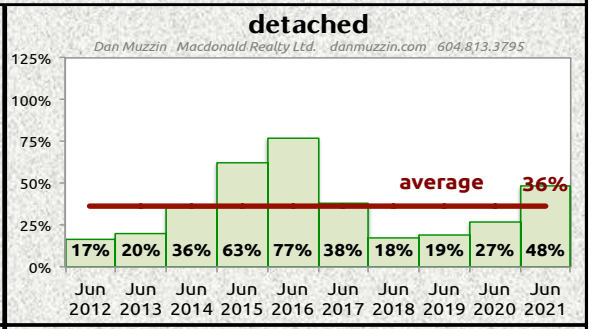
monthend listings

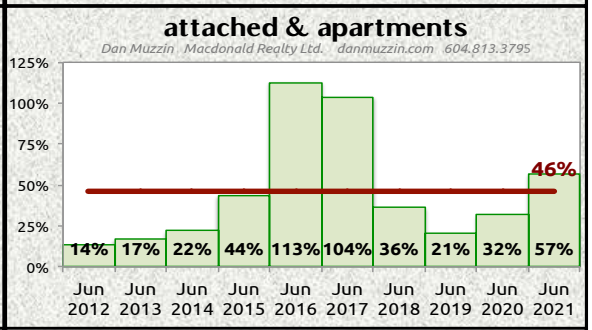


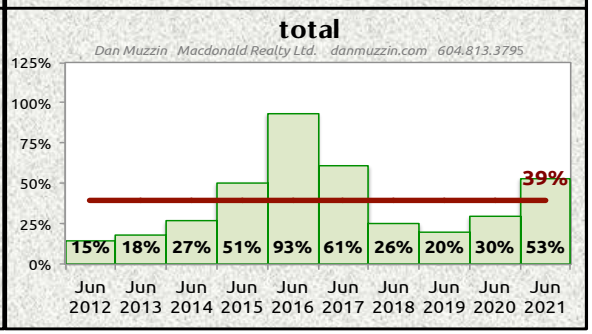




units sold as % of montend listings







compare 2012 – 2021 Sales and Listings

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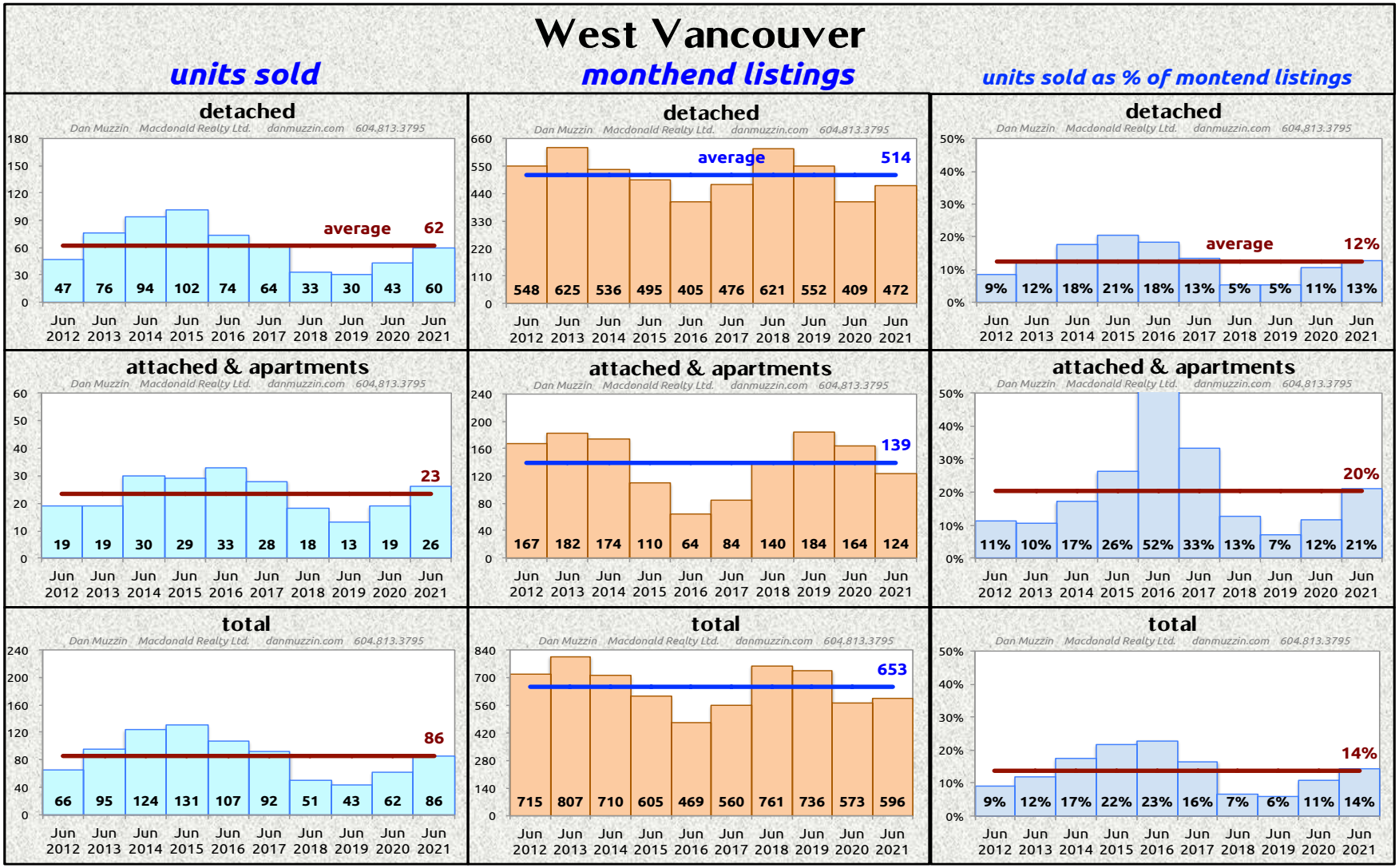

chart data obtained from Real Estate Board of Greater Vancouver

Lynn Valley *housing snapshot – June 30, 2021*

*For a housing snapshot of **your** neighbourhood …call Dan*

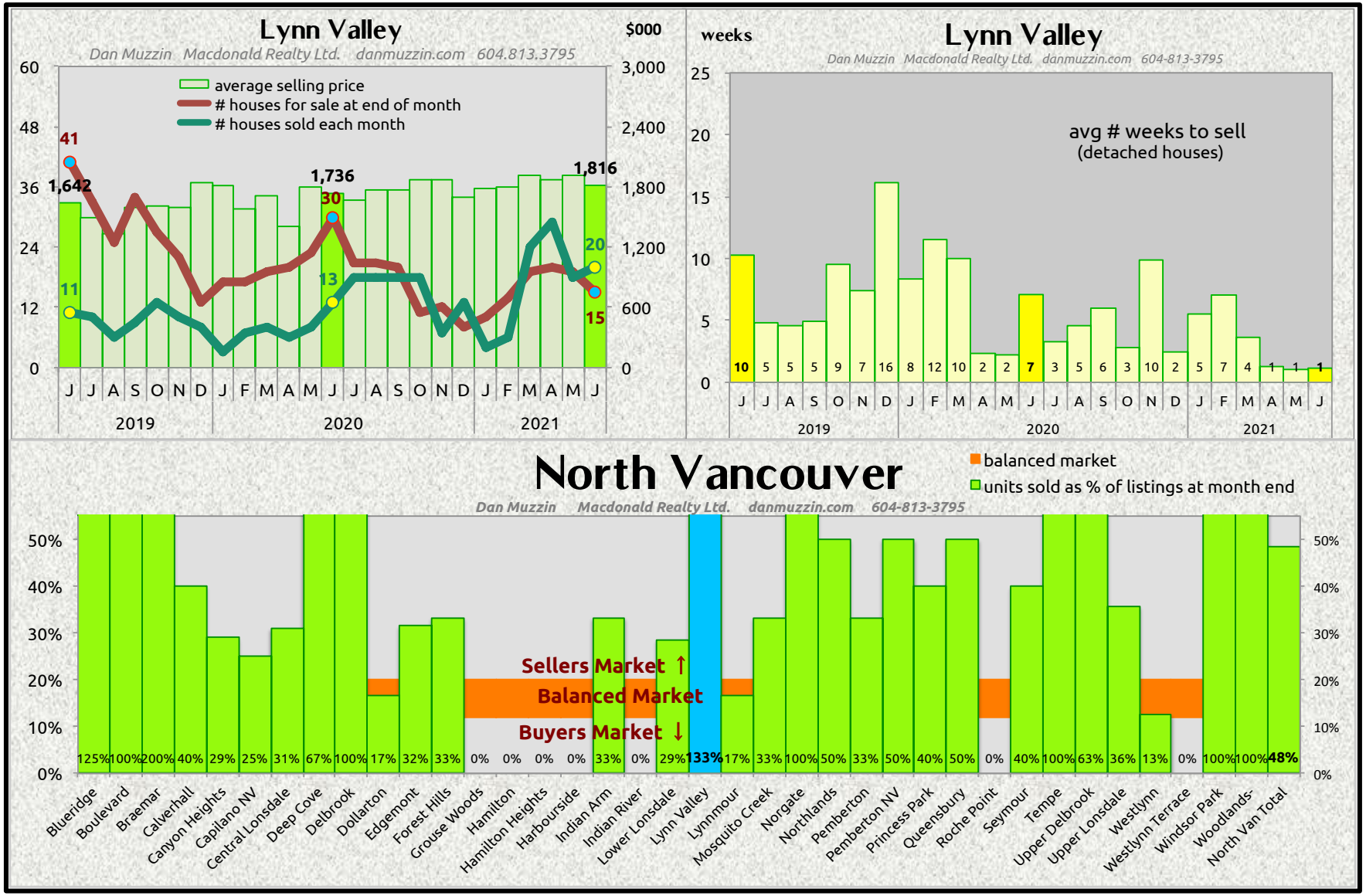

chart data obtained from Real Estate Board of Greater Vancouver

sales details for selected North Vancouver neighbourhoods

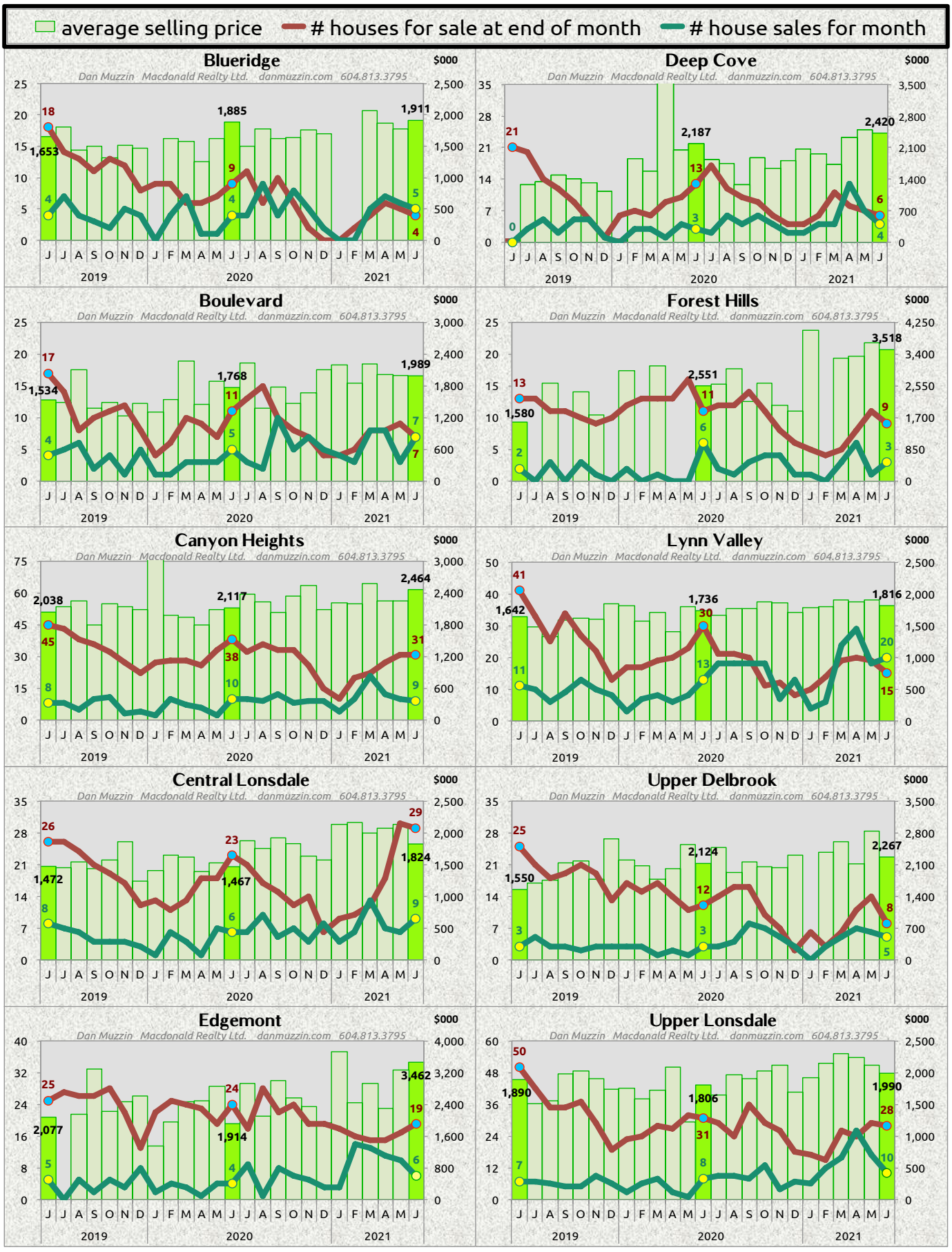

chart data obtained from Real Estate Board of Greater Vancouver

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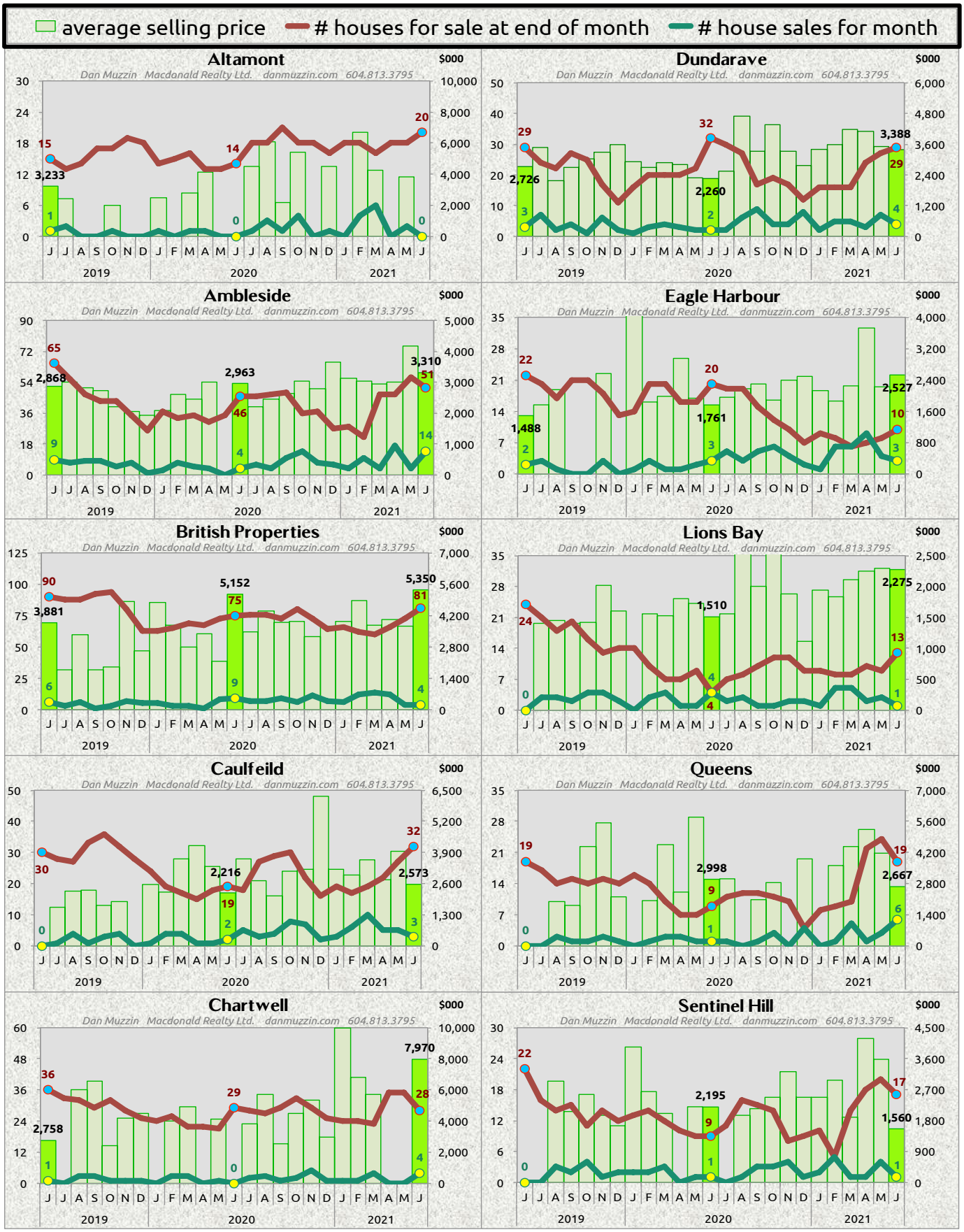
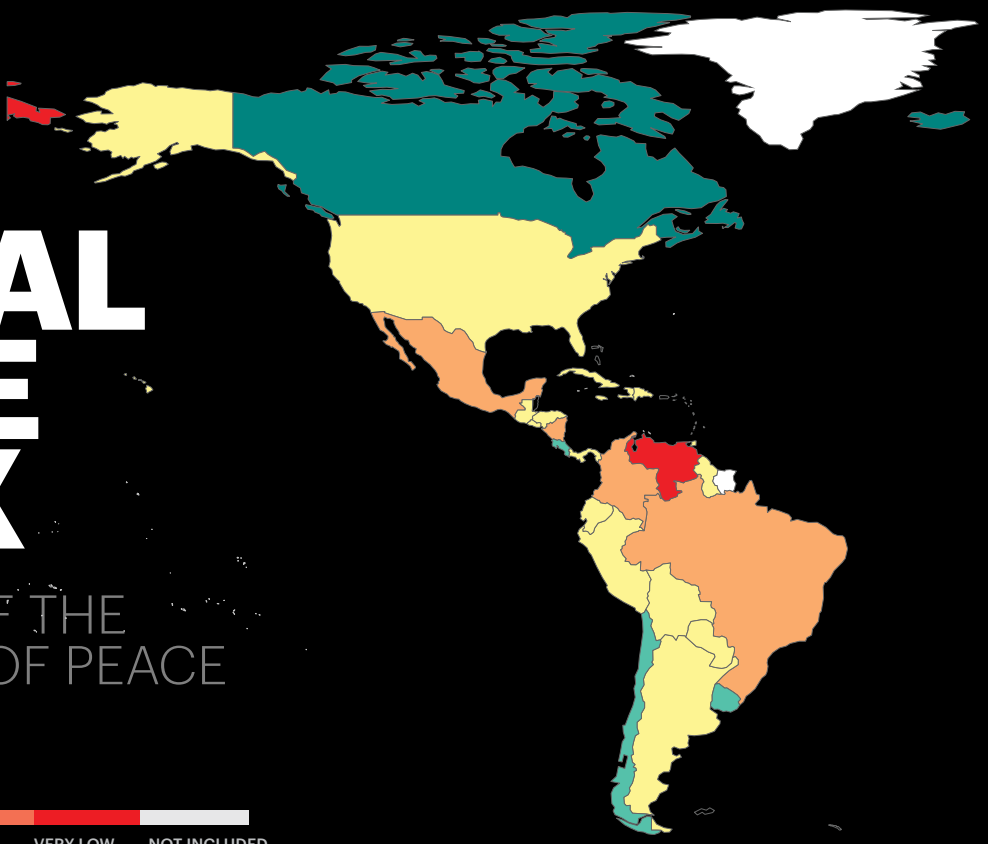
sales details for selected West Vancouver neighbourhoods



this communication is not intended to cause or induce breach of an existing agency agreement

2021 GLOBAL PEACE INDEX

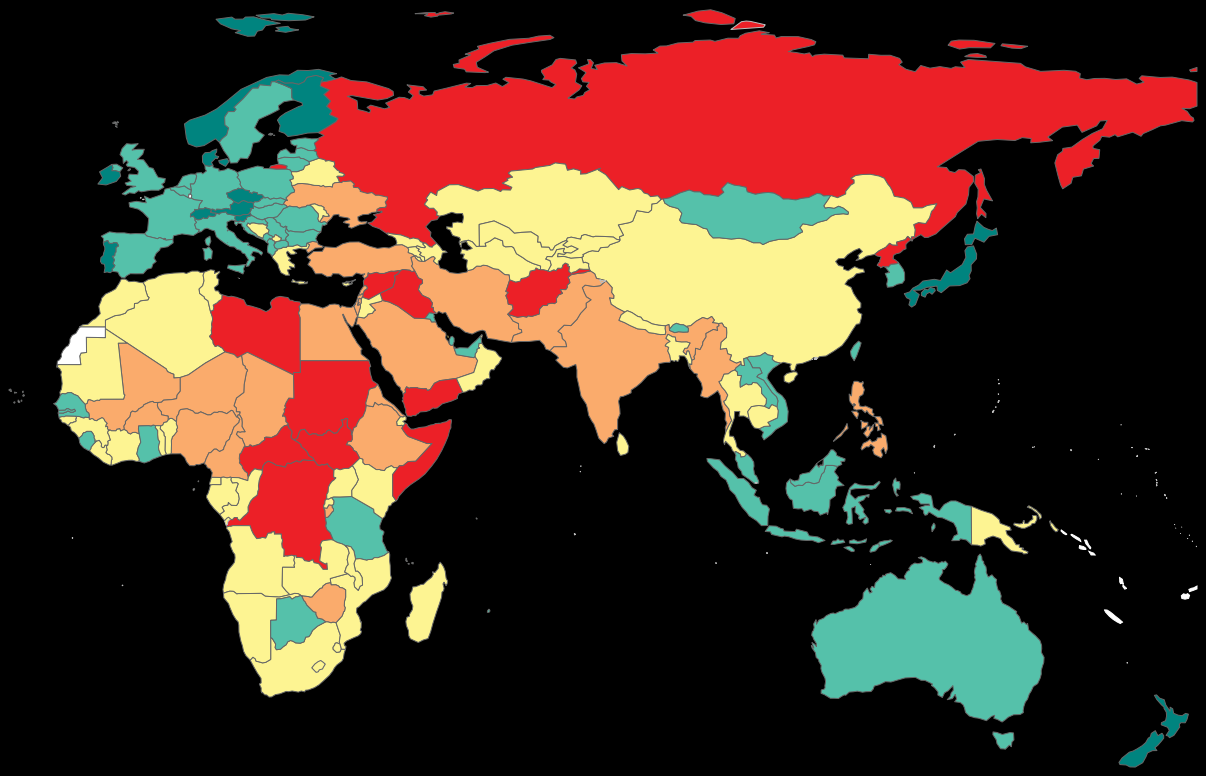
A SNAPSHOT OF THE GLOBAL STATE OF PEACE



THE STATE OF PEACE

VERY HIGH | HIGH | MEDIUM | LOW | VERY LOW | NOT INCLUDED

RANK	COUNTRY	SCORE	CHANGE
1	Iceland	1.1	↔
2	New Zealand	1.253	↑ 1
3	Denmark	1.256	↑ 2
4	Portugal	1.267	↓ 2
5	Slovenia	1.315	↑ 5
6	Austria	1.317	↓ 2
7	Switzerland	1.323	↑ 2
8	Ireland	1.326	↑ 3
9	Czech Republic	1.329	↓ 1
10	Canada	1.33	↓ 3
11	Singapore	1.347	↓ 5
12	Japan	1.373	↔
13	Finland	1.402	↔
14	Norway	1.438	↑ 1
15	Sweden	1.46	↔
16	Australia	1.47	↓ 2
= 17	Croatia	1.48	↑ 6
= 17	Germany	1.48	↑ 1
19	Hungary	1.494	↑ 3
20	Belgium	1.496	↓ 3
21	Netherlands	1.506	↓ 2
22	Bhutan	1.51	↓ 2
23	Malaysia	1.515	↑ 1
24	Poland	1.524	↑ 9
25	Romania	1.53	↓ 4
26	Slovakia	1.557	↔
27	Bulgaria	1.577	↑ 1
28	Mauritius	1.592	↓ 3
29	Qatar	1.605	↑ 2
30	Estonia	1.612	↔
31	Spain	1.621	↑ 1
32	Italy	1.652	↓ 3
33	United Kingdom	1.658	↑ 6
34	Taiwan	1.662	↔
35	Latvia	1.686	↔
36	Kuwait	1.688	↔
37	Lithuania	1.689	↓ 6
38	Ghana	1.715	↑ 2
39	Costa Rica	1.735	↓ 1
40	North Macedonia	1.744	↑ 11
41	Botswana	1.753	↑ 2
= 42	Indonesia	1.783	↑ 2
= 42	Mongolia	1.783	↓ 1
44	Serbia	1.797	↓ 3
45	Laos	1.809	↑ 3
46	Sierra Leone	1.813	↑ 10
47	Uruguay	1.817	↓ 10
48	Albania	1.824	↓ 2
49	Chile	1.831	↑ 1
50	Vietnam	1.835	↑ 19
51	Montenegro	1.847	↑ 3
52	United Arab Emirates	1.848	↑ 12
53	The Gambia	1.853	↑ 13
54	Senegal	1.864	↑ 1
55	France	1.868	↑ 7
56	Timor-Leste	1.873	↓ 4
57	South Korea	1.877	↓ 12
58	Tanzania	1.892	↓ 9
= 59	Malawi	1.909	↑ 6
= 59	Moldova	1.909	↑ 4
61	Cyprus	1.912	↓ 3
62	Equatorial Guinea	1.915	↓ 9
63	Jordan	1.916	↑ 4
64	Panama	1.919	↓ 3
65	Namibia	1.927	↓ 5
66	Greece	1.932	↓ 10
67	Kazakhstan	1.936	↑ 1
68	Argentina	1.945	↑ 3
69	Eswatini	1.955	↑ 12
70	Madagascar	1.963	↔
71	Zambia	1.964	↓ 24
72	Bosnia and Herzegovina	1.97	↑ 2
73	Oman	1.982	↑ 2
74	Jamaica	1.992	↓ 1
75	Paraguay	1.997	↑ 7
= 76	Kyrgyz Republic	1.998	↑ 20
= 76	Liberia	1.998	↓ 17
78	Cambodia	2.008	↓ 7
79	Morocco	2.015	↑ 9
= 80	Angola	2.017	↑ 7
= 80	Kosovo	2.017	↔
82	Dominican Republic	2.024	↓ 5
83	Rwanda	2.028	↓ 4



IMPROVEMENTS

87

countries were more peaceful in 2021 than 2020

DETERIORATIONS

73

countries were less peaceful in 2021 than in 2020

OVERALL AVERAGE CHANGE (%)

+0.07

The global GPI average deteriorated by 0.07 per cent from 2020 to 2021

RANK	COUNTRY	SCORE	CHANGE
84	Trinidad and Tobago	2.029	↑ 1
85	Nepal	2.033	↓ 2
86	Peru	2.034	↑ 3
87	Cuba	2.042	↓ 1
88	Ecuador	2.044	↑ 4
89	Georgia	2.054	↓ 5
90	Uzbekistan	2.062	↔
91	Bangladesh	2.068	↑ 7
92	Guinea	2.069	↓ 1
93	Gabon	2.074	↑ 14
94	Armenia	2.075	↓ 16
95	Sri Lanka	2.083	↓ 19
96	Benin	2.093	↑ 9
97	Tajikistan	2.095	↑ 6
98	Tunisia	2.108	↓ 3
99	Guinea-Bissau	2.113	↑ 3
= 100	China	2.114	↓ 6
= 100	Guyana	2.114	↓ 7
102	Bahrain	2.121	↑ 2
= 103	Cote d' Ivoire	2.123	↑ 2
= 103	Mozambique	2.123	↓ 2
105	Bolivia	2.14	↓ 8
106	Djibouti	2.146	↑ 6
107	Papua New Guinea	2.149	↓ 7
108	Haiti	2.151	↑ 5
109	Turkmenistan	2.154	↔
110	El Salvador	2.184	↔
111	Guatemala	2.195	↑ 3

RANK	COUNTRY	SCORE	CHANGE
112	Lesotho	2.202	↓ 4
113	Thailand	2.205	↑ 5
114	Uganda	2.219	↑ 3
115	Togo	2.239	↓ 4
116	Kenya	2.254	↑ 9
117	Belarus	2.285	↓ 19
118	Mauritania	2.29	↑ 1
119	Republic of the Congo	2.291	↑ 4
120	Algeria	2.31	↑ 2
121	Azerbaijan	2.334	↓ 6
122	United States of America	2.337	↓ 2
123	South Africa	2.344	↑ 1
124	Honduras	2.371	↓ 8
125	Saudi Arabia	2.376	↑ 2
126	Egypt	2.397	↑ 3
127	Philippines	2.417	↑ 3
128	Brazil	2.43	↔
129	Burundi	2.434	↑ 3
130	Nicaragua	2.445	↑ 5
131	Myanmar	2.457	↓ 5
132	Chad	2.489	↑ 1
133	Zimbabwe	2.49	↓ 2
134	Burkina Faso	2.527	↓ 13
135	India	2.553	↑ 2
136	Eritrea	2.555	↑ 3
137	Niger	2.589	↓ 1
138	Palestine	2.61	↑ 5

RANK	COUNTRY	SCORE	CHANGE
139	Ethiopia	2.613	↓ 6
140	Mexico	2.62	↓ 2
141	Iran	2.637	↑ 1
142	Ukraine	2.66	↑ 6
143	Israel	2.669	↑ 2
144	Colombia	2.694	↓ 4
145	Cameroon	2.7	↓ 4
146	Nigeria	2.712	↑ 1
147	Lebanon	2.797	↓ 1
148	Mali	2.813	↓ 4
149	Turkey	2.843	↔
150	Pakistan	2.868	↓ 2
151	North Korea	2.923	↑ 1
152	Venezuela	2.934	↓ 2
153	Sudan	2.936	↔
154	Russia	2.993	↔
155	Central African Republic	3.131	↑ 1
156	Libya	3.166	↓ 1
157	Democratic Republic of the Congo	3.196	↑ 1
158	Somalia	3.211	↓ 1
159	Iraq	3.257	↑ 2
160	South Sudan	3.363	↔
161	Syria	3.371	↑ 1
162	Yemen	3.407	↓ 3
163	Afghanistan	3.631	↔