



a fresh perspective

May 2021

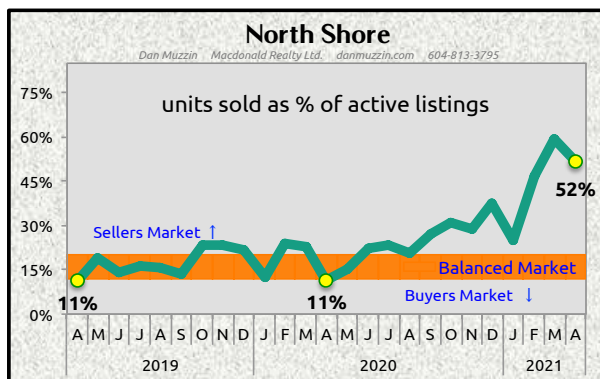
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market update

The Real Estate Board of Greater Vancouver (REBGV) reported total MLS® residential property sales of 4,908 units in April, which represented a 14% sales decrease from March and 343% higher sales than in April 2020. Total residential sales activity for the month for all property-types throughout the metro region, came in at 56% above the 10-year historical average for April. At 10,245 the number of residential property listings at April 30 was 12% more than at the end of March, and 9% higher than at April 30, 2020. The metro MLS® sales-to-active-listings ratio was 48%, compared to 62% at the end of March. The Home Price Index composite benchmark price for all properties in Greater Vancouver is 12% higher than that of 12 months ago and 10% higher than 6 months ago.



North Shore home sales in April, at 589 units were 3% fewer than the 610 properties sold in March, and 379% higher than the 123 sold in April 2020. The sales-to-active-listings ratio on the North Shore decreased to 52%, from 60% in March, reflecting 68% higher-than-normal total sales for April and approximately 15% fewer properties for sale than the 10 year average for the end of April (*details on pages 7 & 8*). The North Shore detached homes that sold in April took an average of 6 weeks to sell, two weeks quicker than the 8 weeks it took for those that sold in March, and six weeks less than the 12 weeks it

took for detached homes that sold in April 2020. At April 30, there were 1,141 North Shore properties for sale on MLS® or about 11% more than the 1,025 listings at the end of March, and 4% more than the 1,095 units for sale at April 30, 2020. Compared to 12 months ago, benchmark prices of detached homes are higher by 22% in North Vancouver and are higher by 18% 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 April 2020 REBGV market report, visit www.danmuzzin.com/news.html.



radon gas

Recently, much more consideration has been given to the health effects of radon gas in homes. So much so that several related questions have been added to the standard form Property Disclosure Statements that homeowners of all residential property types are asked to complete before listing their homes for sale. The information below was obtained from Health Canada.

Radon is a radioactive gas that occurs naturally when the uranium in soil and rock breaks down. It is invisible, odourless and tasteless. When radon is released from the ground into the outdoor air, it is diluted and is not a concern. However, in enclosed spaces like homes, it can accumulate to high levels. High radon levels can be a health risk to you and your family.

Radon is the #1 cause of lung cancer in non-smokers. When radon gas is inhaled into the lungs it decays into radioactive particles that release small bursts of energy. This energy is absorbed by nearby lung tissue, damaging the lung cells. When cells are damaged, they have the potential to result in cancer when they reproduce. Exposure to high levels of radon in indoor air results in an increased risk of developing lung cancer. The risk of cancer depends on the level of radon and how long a person is exposed to those levels.

Radon gas moves through the ground and escapes outside or into buildings. Radon can enter a home any place it finds an opening where the house is in contact with the ground: cracks in foundation walls and in floor slabs, construction joints, gaps around service pipes, support posts, window casements, floor drains, sumps or cavities inside walls.

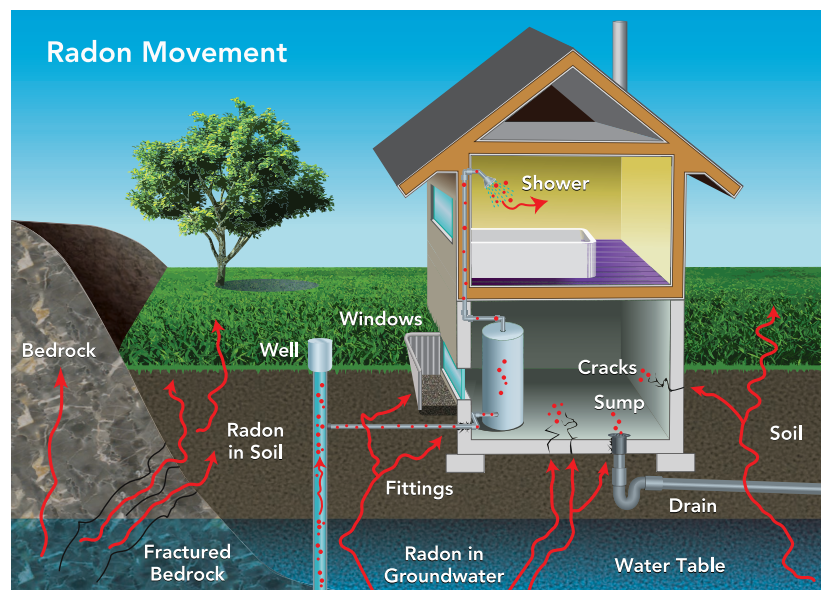
All homes in Canada have radon gas in them.

There are two options for testing a house for radon: purchase a do-it-yourself radon test kit or hire a radon measurement professional.

If you choose to purchase a radon test kit, you must closely follow the instructions to properly complete the test. If you choose to hire a service provider to perform the radon test in your house, it is recommended that you ensure they are certified and will conduct a long-term test for a minimum of 3 months.

It should be noted that, as high radon is easily fixable, in most cases it should not be a deciding factor when looking for your dream home.

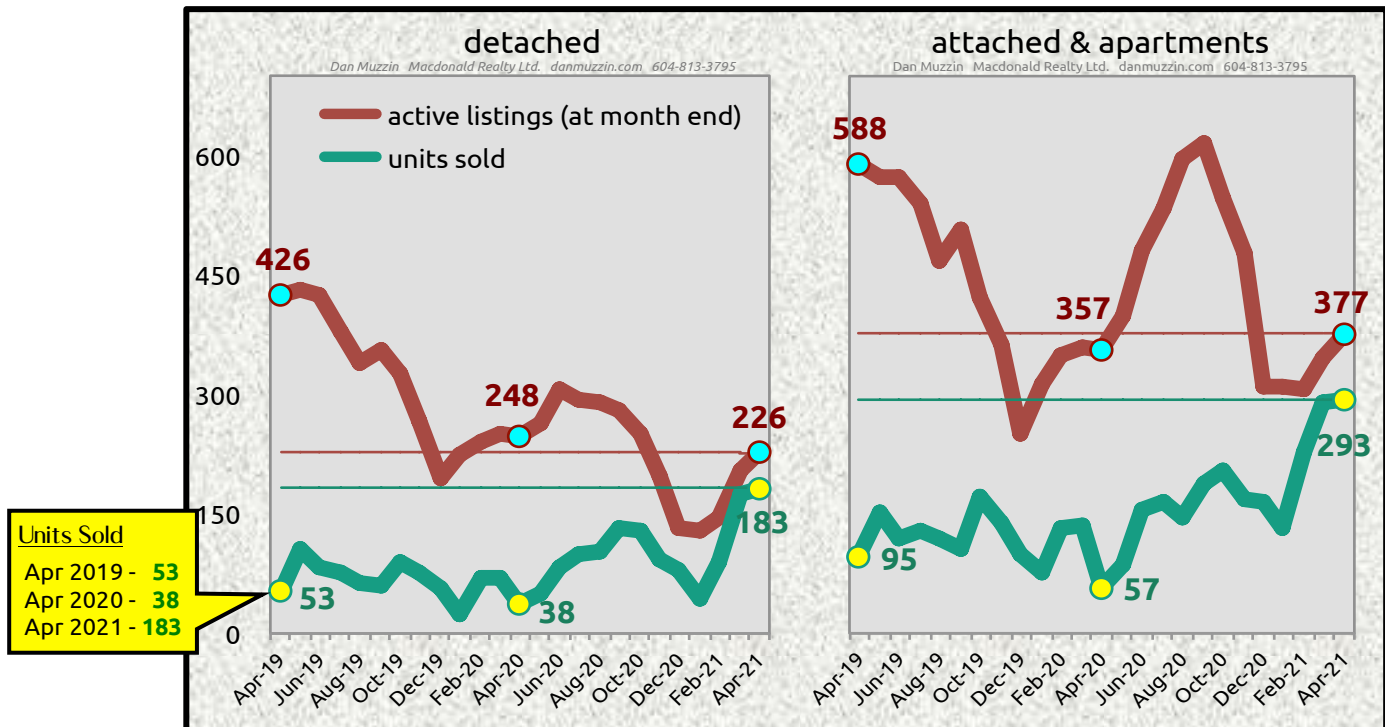
For more, call Dan at 604-813-3795.



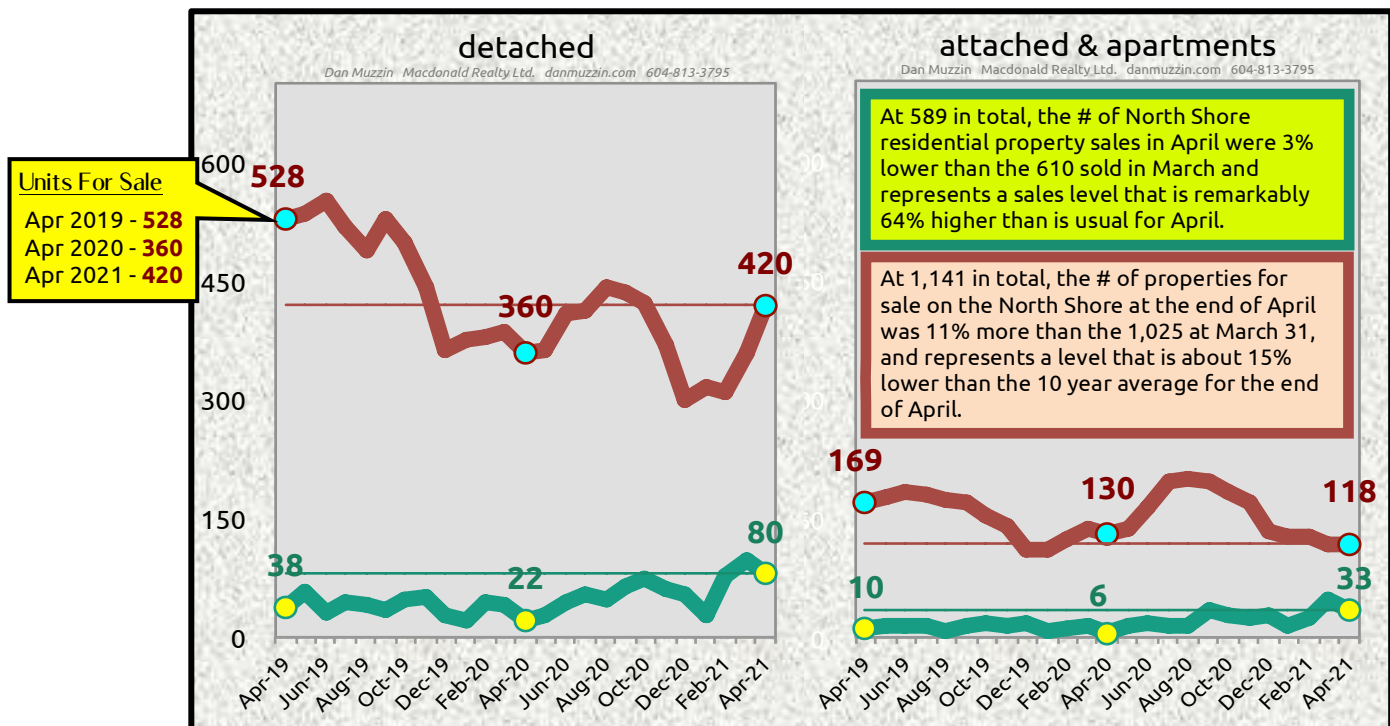


The following charts show the inventory of North Shore homes for sale on the last day of each month from April 2019 to April 2021, and the sales for each month.

North Vancouver



West Vancouver

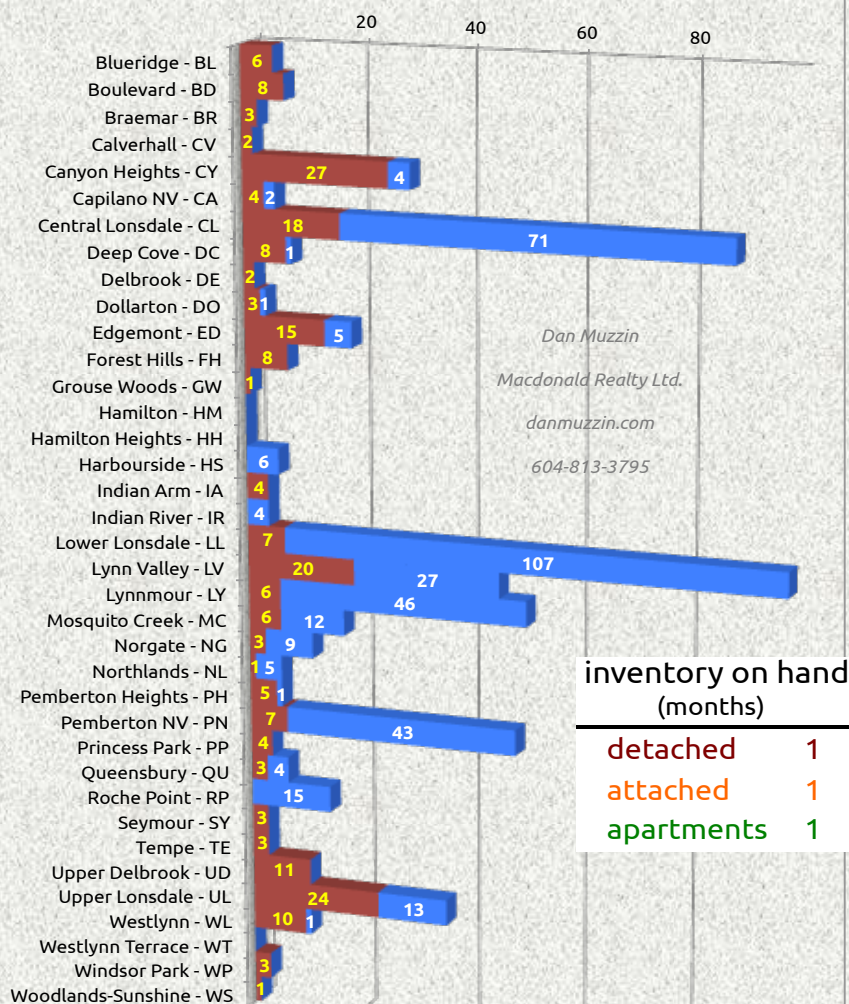




of North Shore properties for sale at April 30, 2021 (on MLS®)

North Vancouver

■ detached (226) ■ attached & apts (377)

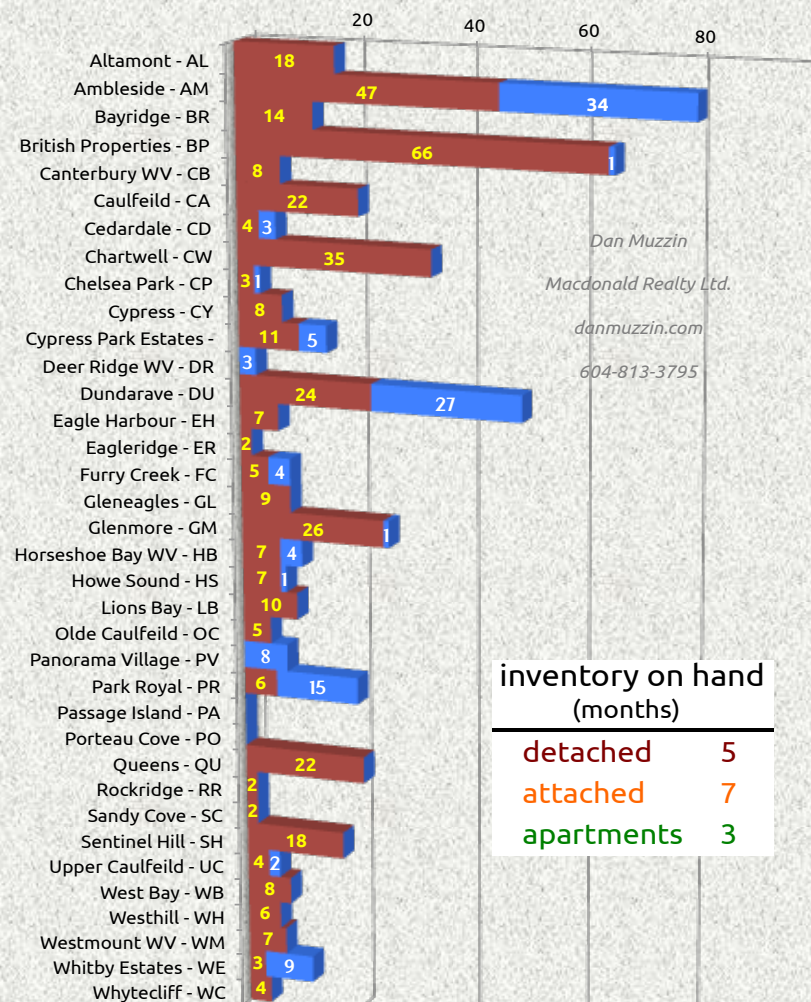


inventory on hand
(months)

detached 1
attached 1
apartments 1

West Vancouver

■ detached (420) ■ attached & apts (118)



inventory on hand
(months)

detached 5
attached 7
apartments 3

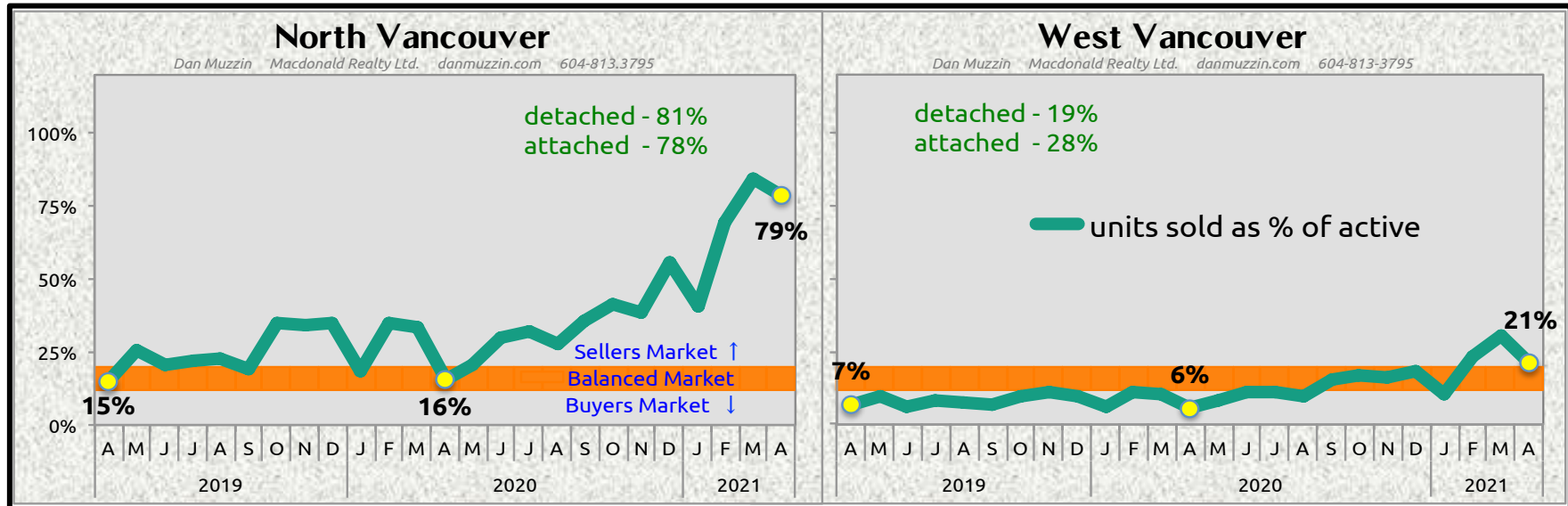
selected sales details



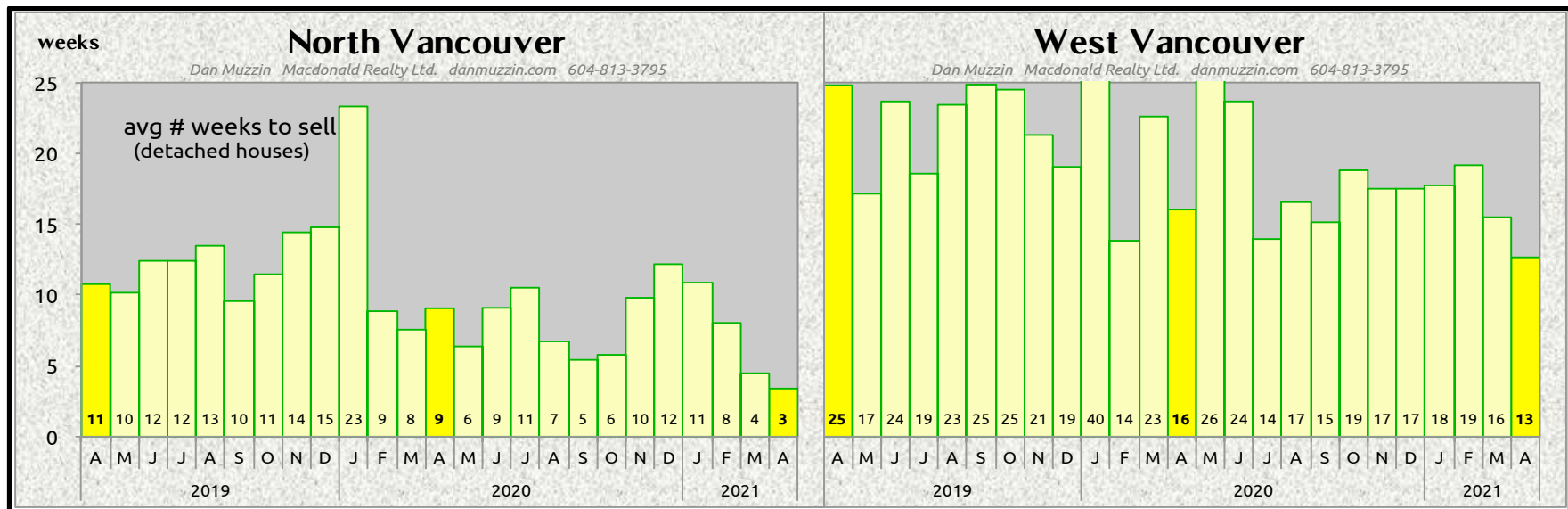
Dan Muzzin 604-813-3795



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



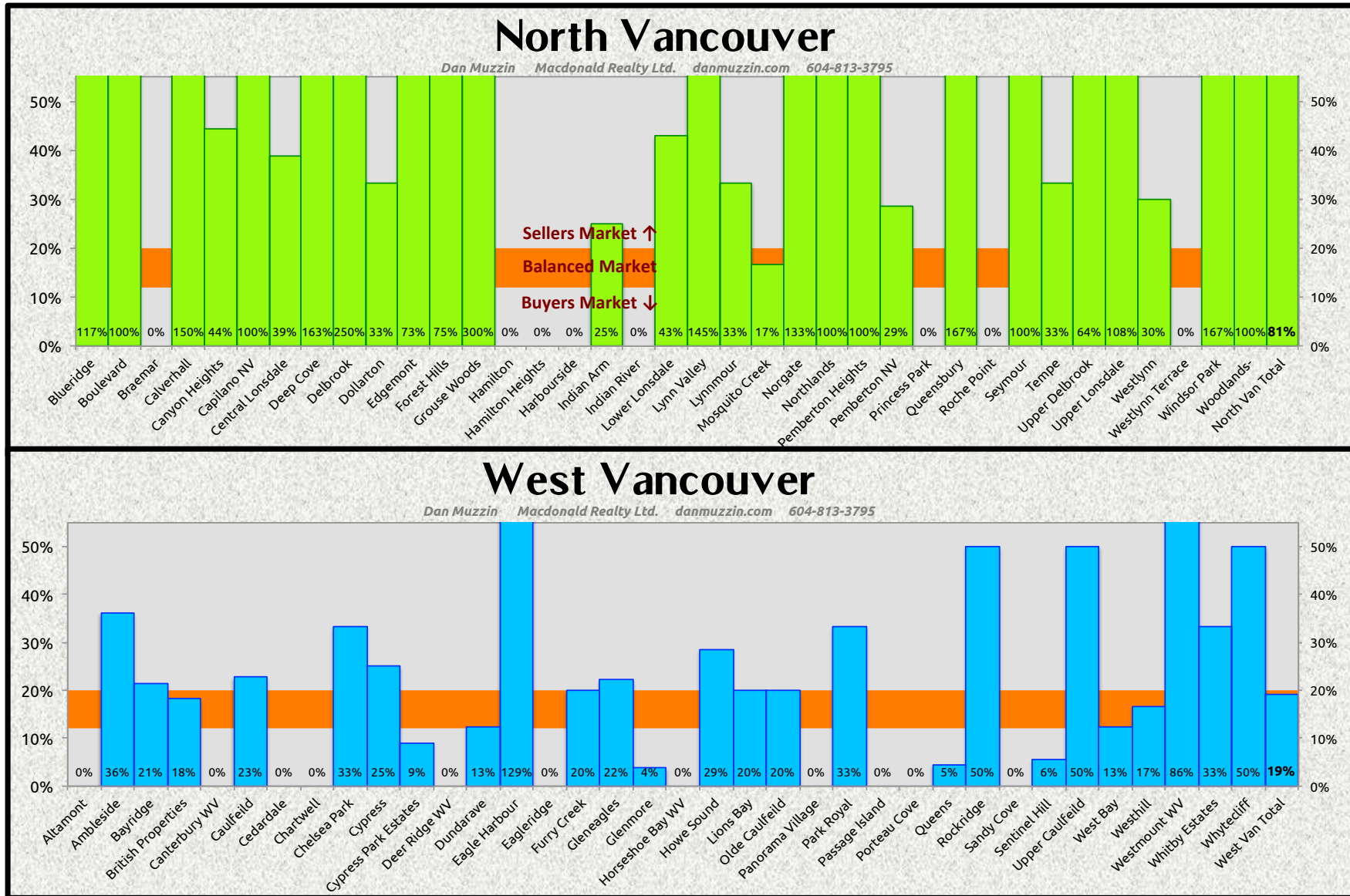
average # of weeks it took for detached houses to sell





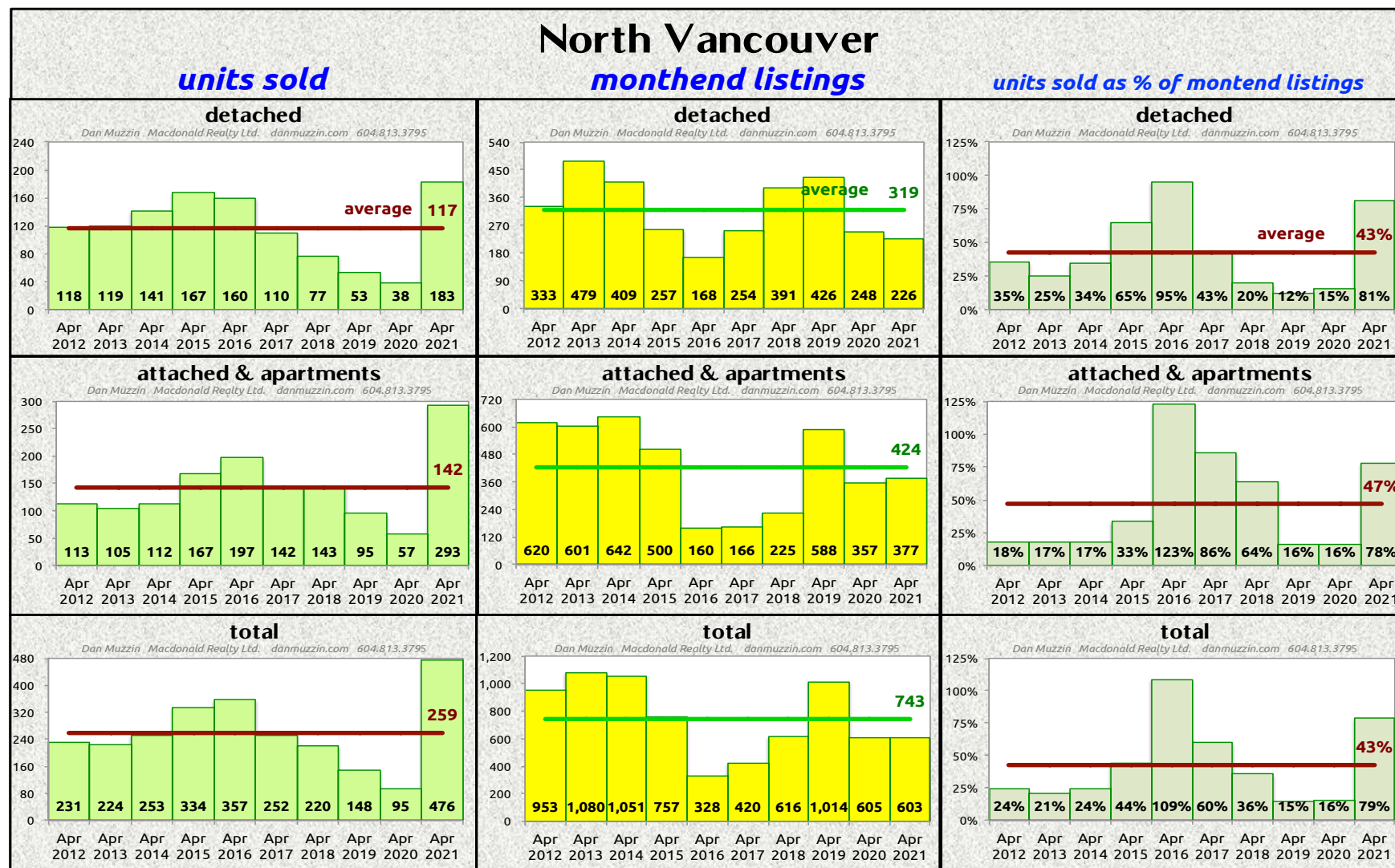
do housing conditions in your neighbourhood favour sellers, buyers or are they in balance?

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



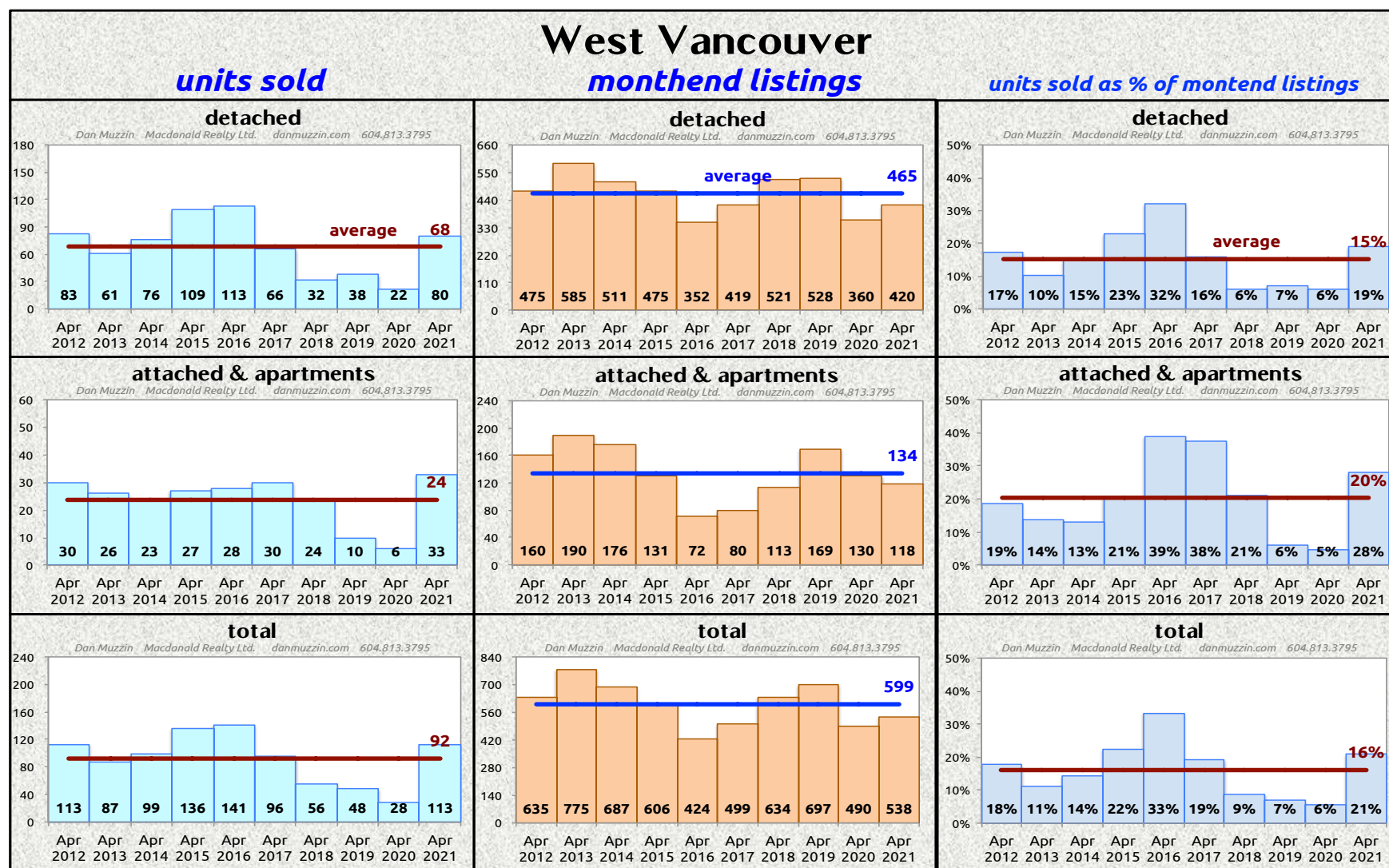


compare 2012 – 2021 Sales and Listings for the month of April





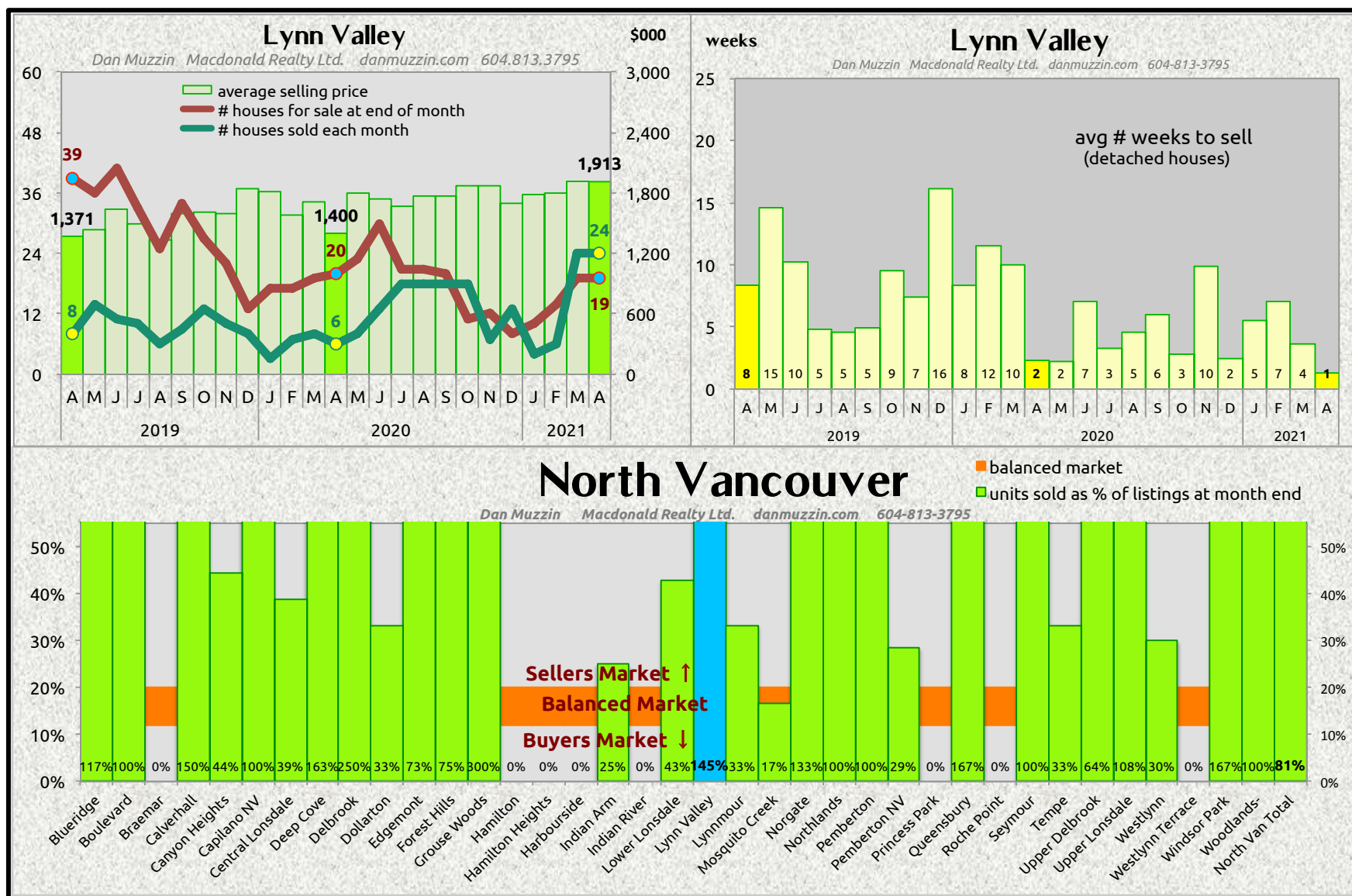
compare 2012 – 2021 Sales and Listings for the month of April





Lynn Valley housing snapshot – April 30, 2021

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



sales details for selected North Vancouver neighbourhoods



■ average selling price
 — # houses for sale at end of month
 — # house sales for month

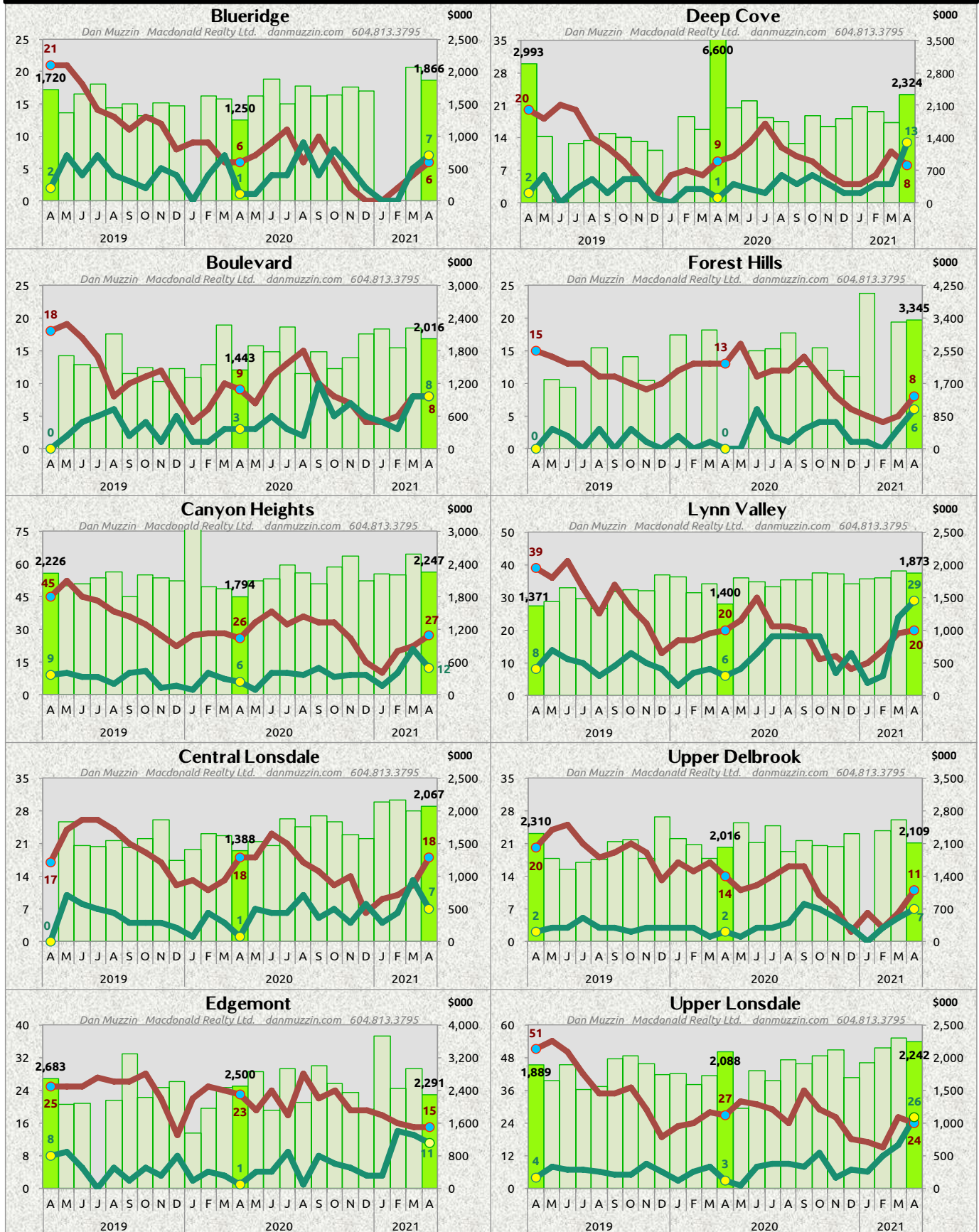


chart data obtained from Real Estate Board of Greater Vancouver

danmuzzin.com

sales details for selected West Vancouver neighbourhoods



■ average selling price
 — # houses for sale at end of month
 — # house sales for month

