



*a fresh perspective*

## September 2019

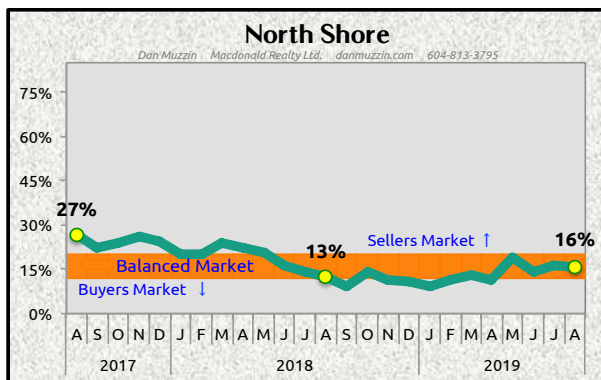
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### market update



The Real Estate Board of Greater Vancouver (REBGV) reported total MLS® residential property sales of 2,231 units in August, which represented a 13% sales decrease from July and 16% higher sales than in August 2018. Total residential sales activity for the month for all property-types throughout the metro region, came in at 9% below the 10-year historical average for August. At 13,396 the total number of residential property listings at August 31 was 6% lower than at the end of July, and 13% higher than at August 31, 2018. At 17%, the metro MLS® sales-to-active-listings ratio slipped from 18% in July, and the Home Price Index composite benchmark price for all residential properties in Greater Vancouver is 8% lower than that of 12 months ago and about 2% lower than six months ago.



**North Shore** home sales in August, at 233 units, was 11% less than the 263 properties sold in July, and 32% more than the 176 sold in August 2018. The sales-to-active-listings ratio on the North Shore remained at 16%, the same as in July, reflecting 2% fewer-than-normal total sales for August and 9% more listings than the normal # of properties for sale as at the end of August (*details on page 7*). The North Shore detached homes that sold in August took an average of 17 weeks to sell, 2 weeks longer than it took for those that sold in July, and 2 weeks longer than the average of 15 weeks it took for houses that sold in

August 2018. At August 31, there were 1,471 North Shore properties for sale on MLS® or 9% fewer than the 1,616 listings at the end of July, and 5% more than the 1,406 units for sale at August 31, 2018. Benchmark prices of detached homes are lower by 9% in North Vancouver and lower by 11% in West Vancouver, from 12 months ago.

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 August 2018 REBGV market report, visit [www.danmuzzin.com/news.html](http://www.danmuzzin.com/news.html).



## chafer beetles

The European chafer beetle is a new turf pest in the Lower Mainland that's been a problem in Eastern North America for some time and was first identified here in 2001. It has since spread to many Metro Vancouver municipalities, causing considerable damage to lawns, boulevards and medians.

Chafer beetle populations grow quickly, damaging turf on lawns, boulevards, grass sports fields and parks. The larvae grubs feed on the roots of grass lawns. In drier weather, the damage appears as brown patches in the lawn. Birds and animals (especially skunks and crows) cause further damage by digging for the grubs. Damage by animals is most severe in the fall and spring when the grubs are rapidly increasing in size and feeding near the surface. Chafer beetles have a one-year life cycle.

A way to confirm the chafer beetle's presence is through a simple test conducted between January and March. By digging up several test sections in both affected and unaffected areas, you can monitor for grubs while they are near the surface.

Cut five sample sections that each measure about 1 square foot. If you count five or more grubs per square foot, control measures may be warranted. The grubs, measuring 2-2.5 cm, are soft, white and C-shaped with tan-coloured heads and six legs.



Maintaining a healthy lawn is the first step in protecting against grubs. Healthy lawns have a more extensive root system and can tolerate more grub feeding. Some tips for a healthy lawn...

- For healthiest roots, a lawn only needs to be watered once hour per week, or less if it rains.
- Don't cut your grass too short. Beetles prefer laying eggs on closely cropped lawns, so raise your mowing height to 2.5 to 3 inches. The higher blades also help protect the soil surface from water loss and encourage deeper root growth.
- Consider using alternative ground covers such as woody ornamentals on areas of your lawn.
- Compact your lawn before eggs hatch in June to early August, as it causes the newly hatched grubs to have difficulty moving, resulting in some mortality.

Some residents have had success preventing chafer infestation with the use of Remay cloth, plastic sheeting, or landscape fabric to cover their lawns before dusk in June and July when the adult beetles are most active. A cover may prevent mated females from laying eggs in your turf and repeating the cycle. Note that some covers may need removal each morning.

The application of nematodes has proven to be the most effective approach to managing the chafer. Nematodes are microscopic roundworms that live in wet soil and feed on insect larvae.

Nematodes are most effective when applied the third or fourth week of July when the chafer larvae are small and most vulnerable to nematode infection. During treatment, the application area should be well irrigated early in the day so that there is no dry soil in the root zone.

Because lawn sprinkling regulations are in effect from May to October, municipality sprinkling permits may be required for extra lawn irrigation during nematode application, which is generally most effective in the 3rd and 4th week of July.

- information obtained from District of West Vancouver website

<https://westvancouver.ca/environment/invasive-plants-insects/chafer-beetles-how-manage-infestation>

# selected sales details

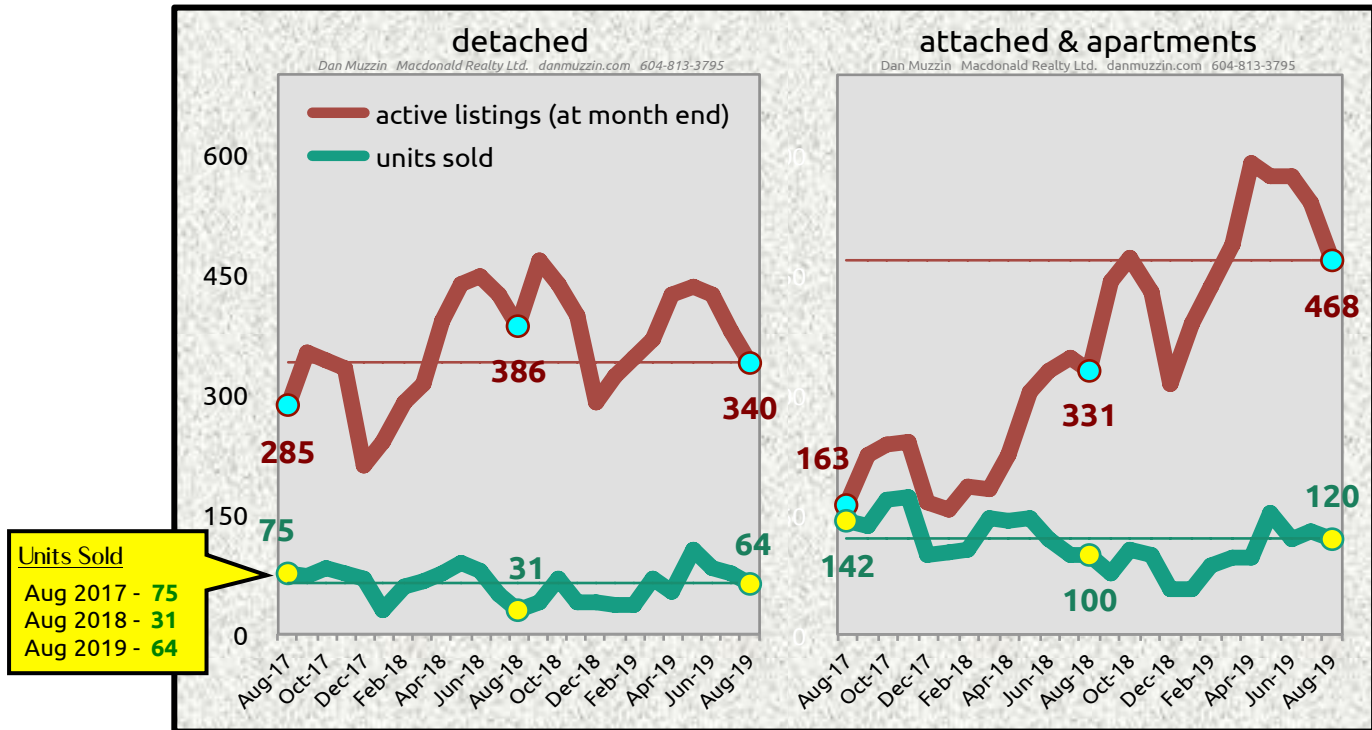


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The following charts show the inventory of North Shore homes for sale on the last day of each month from August 2017 to August 2019, and the sales for each month.

## North Vancouver



## West Vancouver

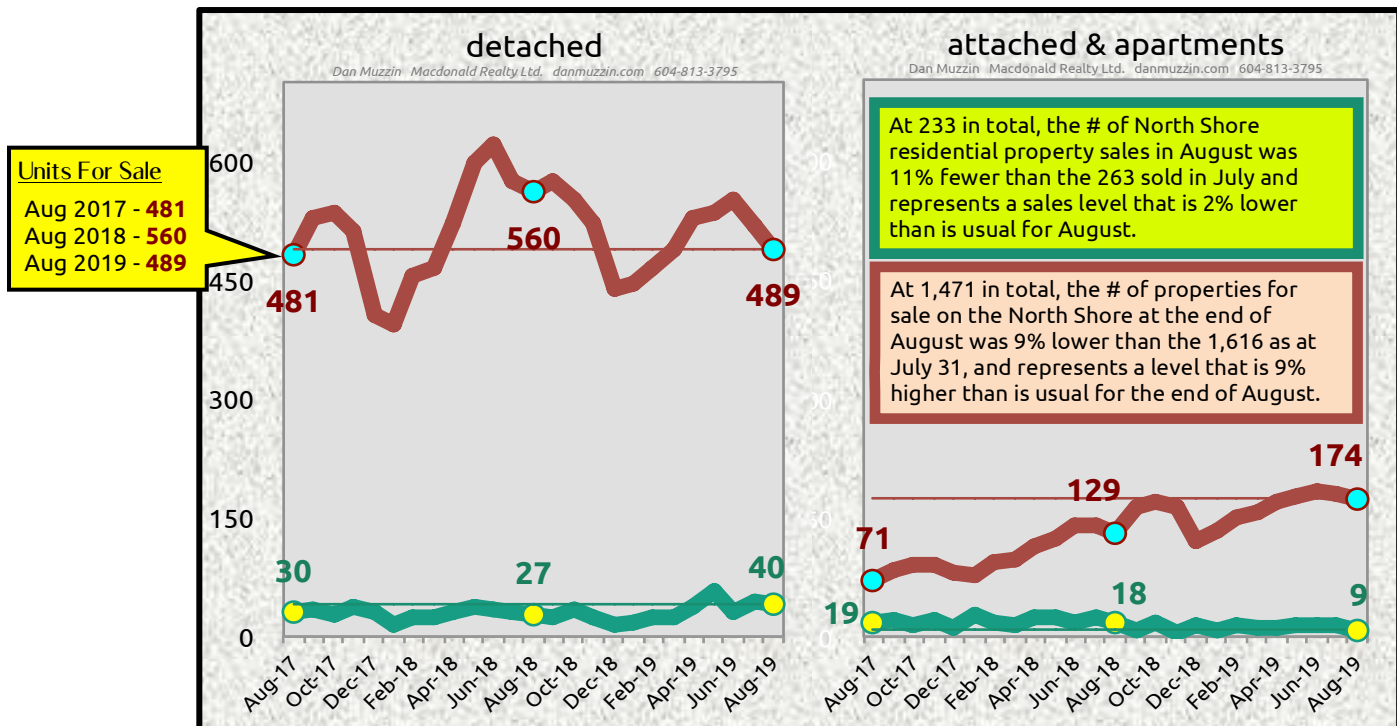


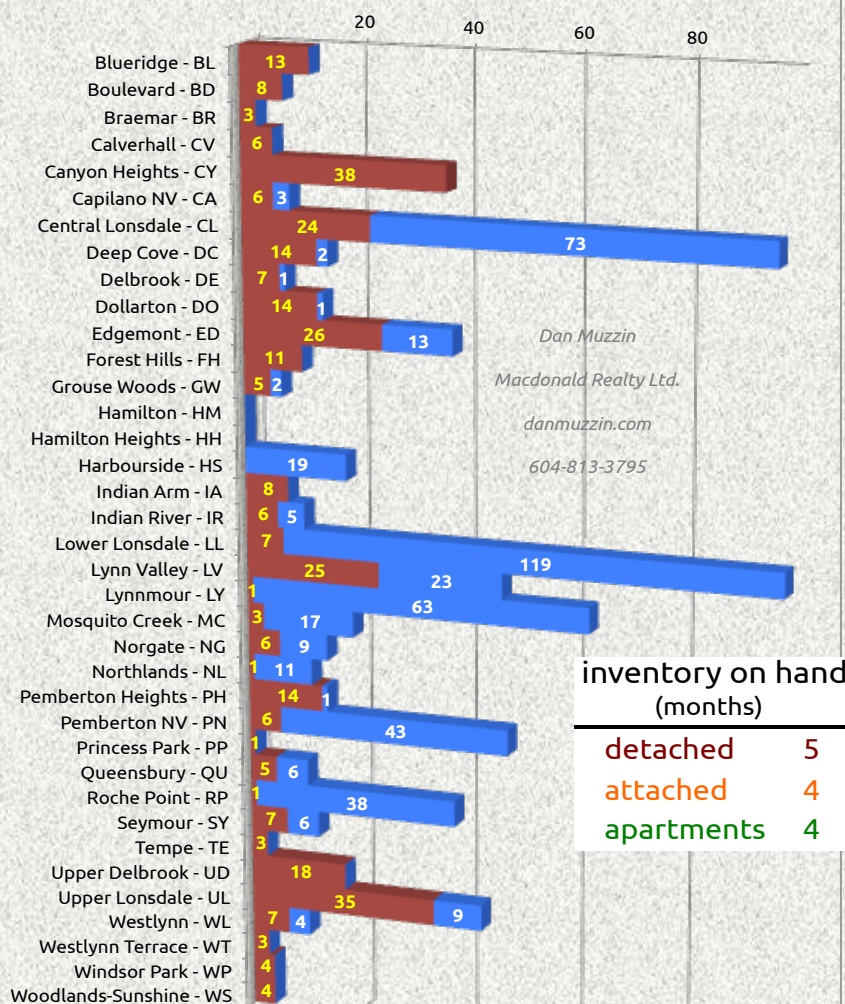
chart data obtained from Real Estate Board of Greater Vancouver

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## # of North Shore properties for sale at August 31, 2019 (on MLS®)

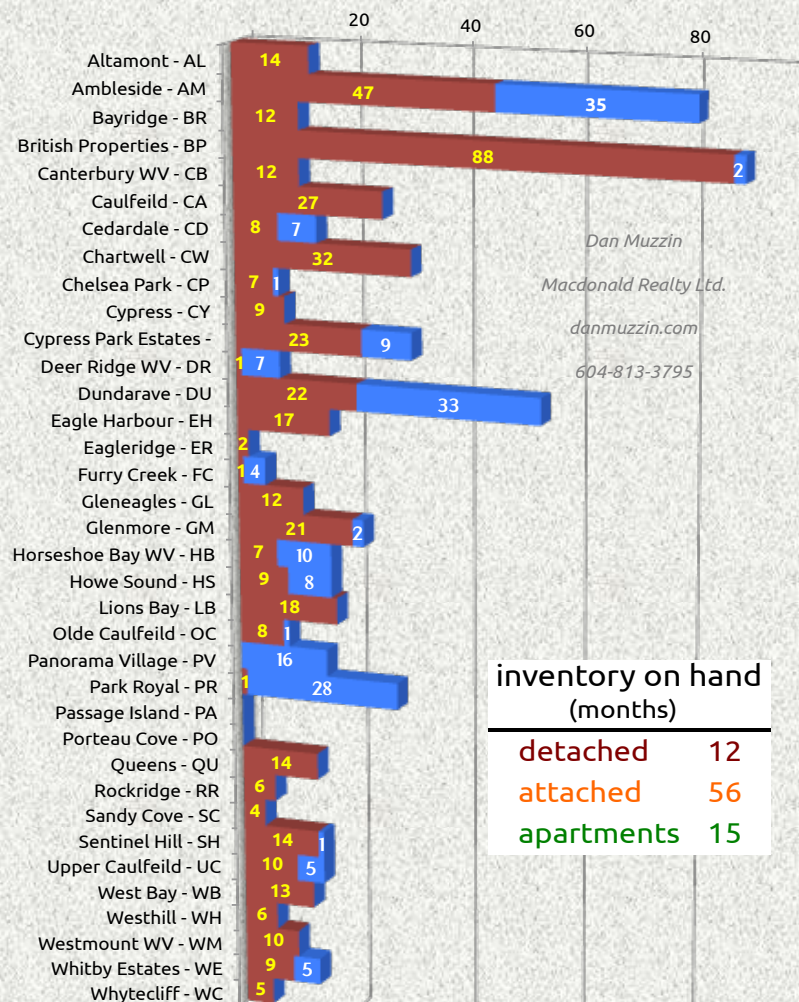
### North Vancouver

■ detached (340) ■ attached & apts (468)



### West Vancouver

■ detached (489) ■ attached & apts (174)





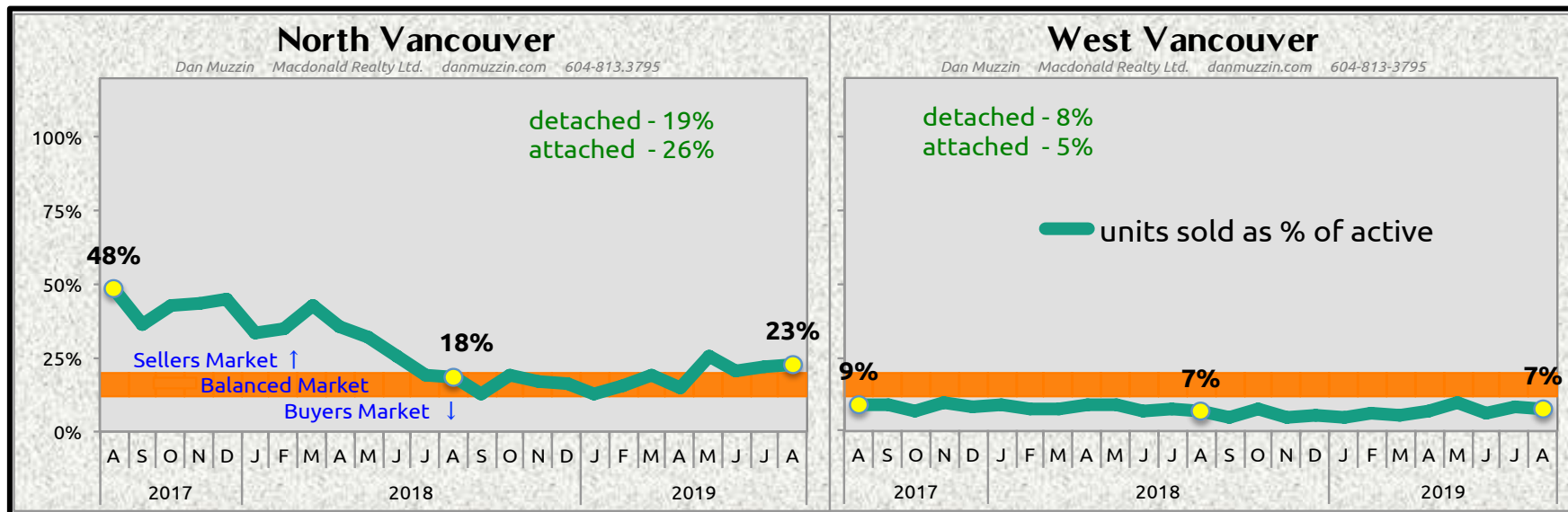
# selected sales details



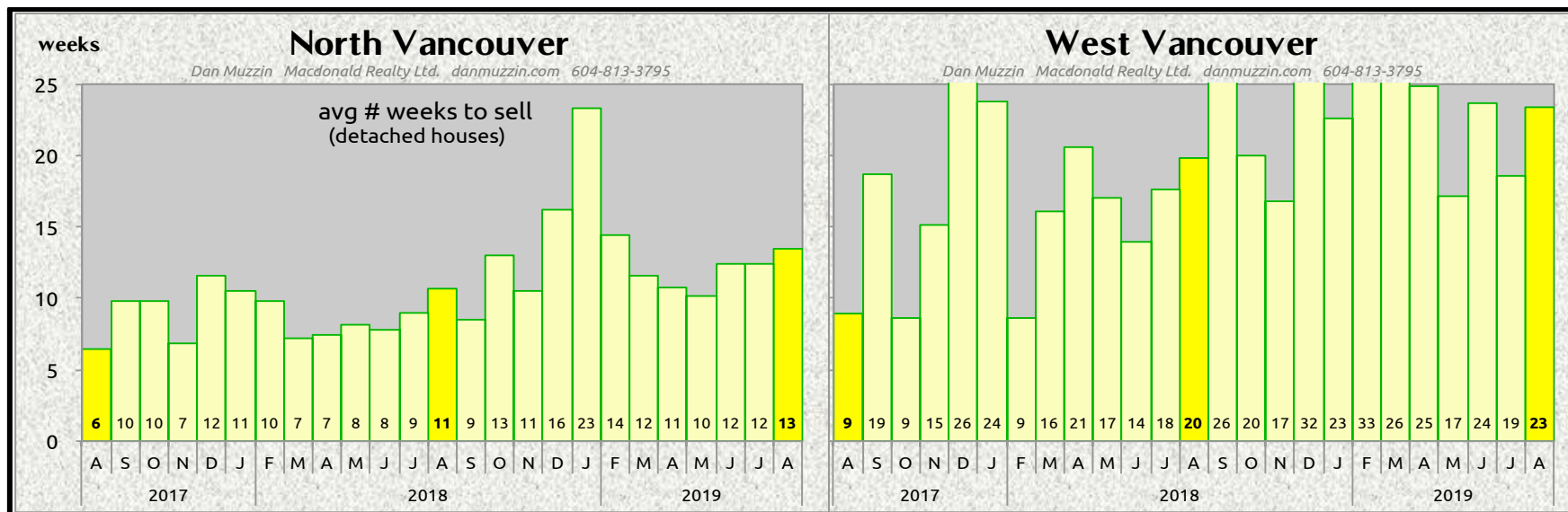
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*properties sold during the month, as a % of properties for sale at end of the month*



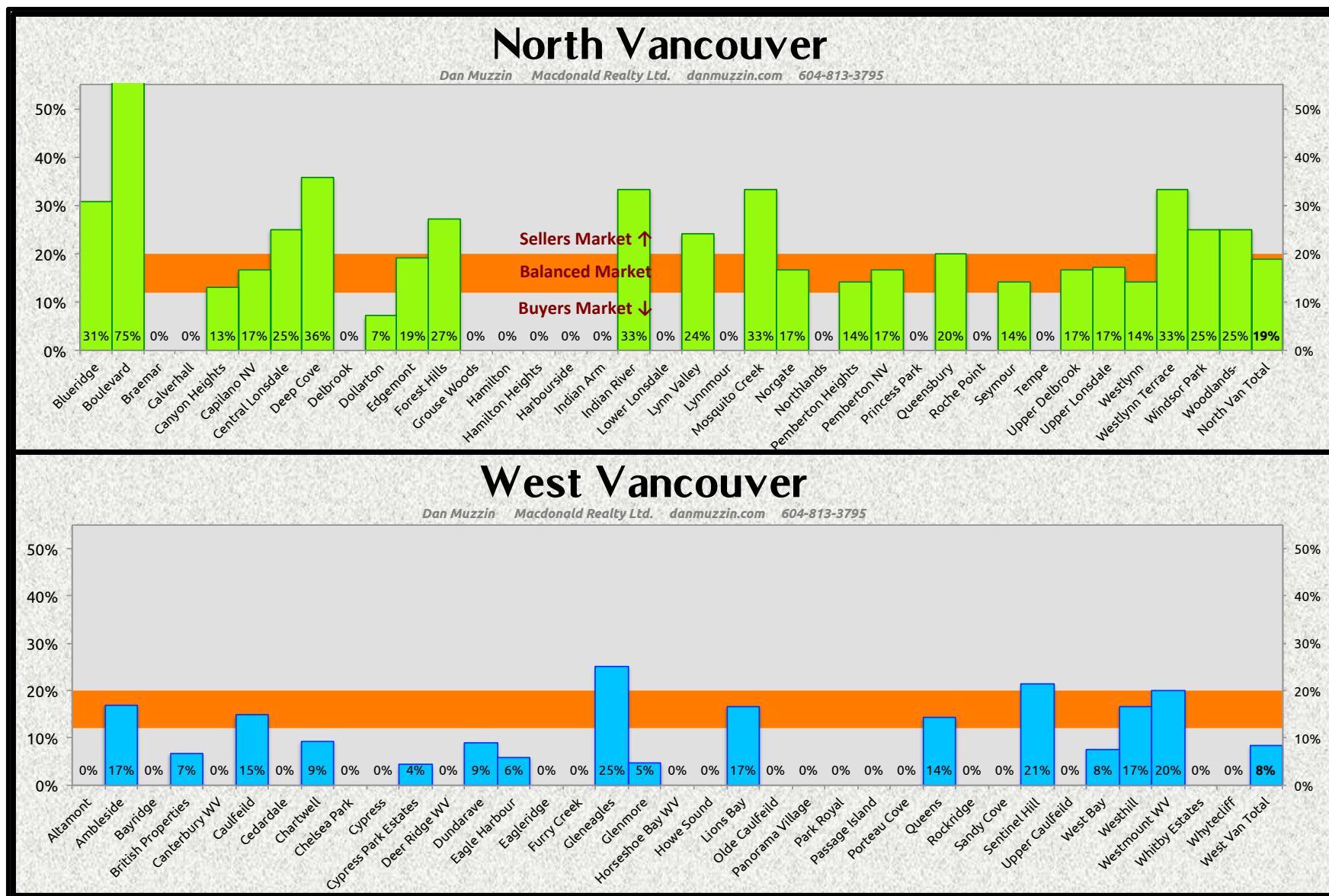
*average # of weeks it took for detached houses to sell*





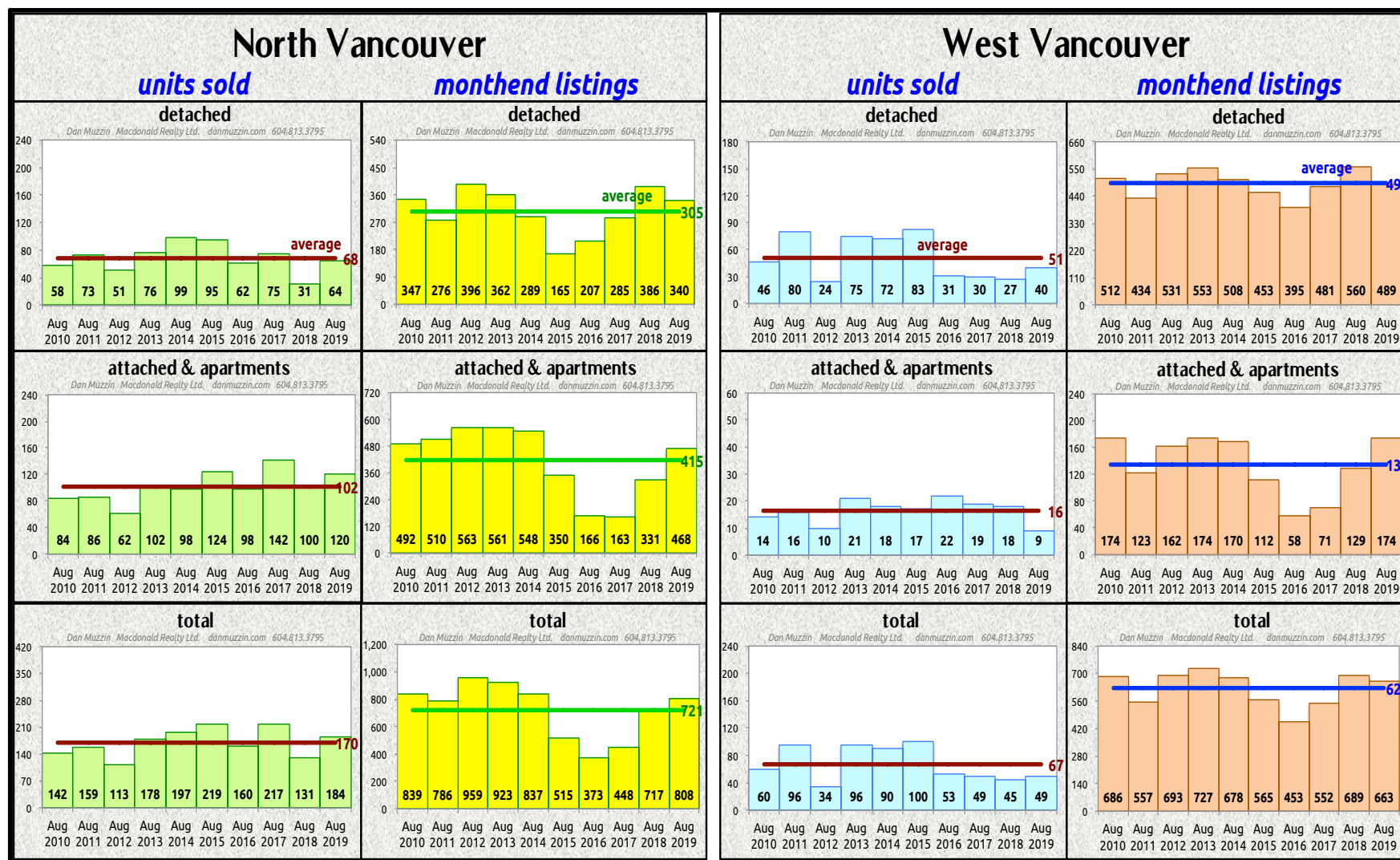
## do housing conditions in your neighbourhood favour sellers, buyers or are they in balance?

single-family detached houses sold in August 2019, as % of the number of houses for sale at August 31, 2019





## compare 2010 – 2019 Sales and Listings for the month of August



# selected sales details

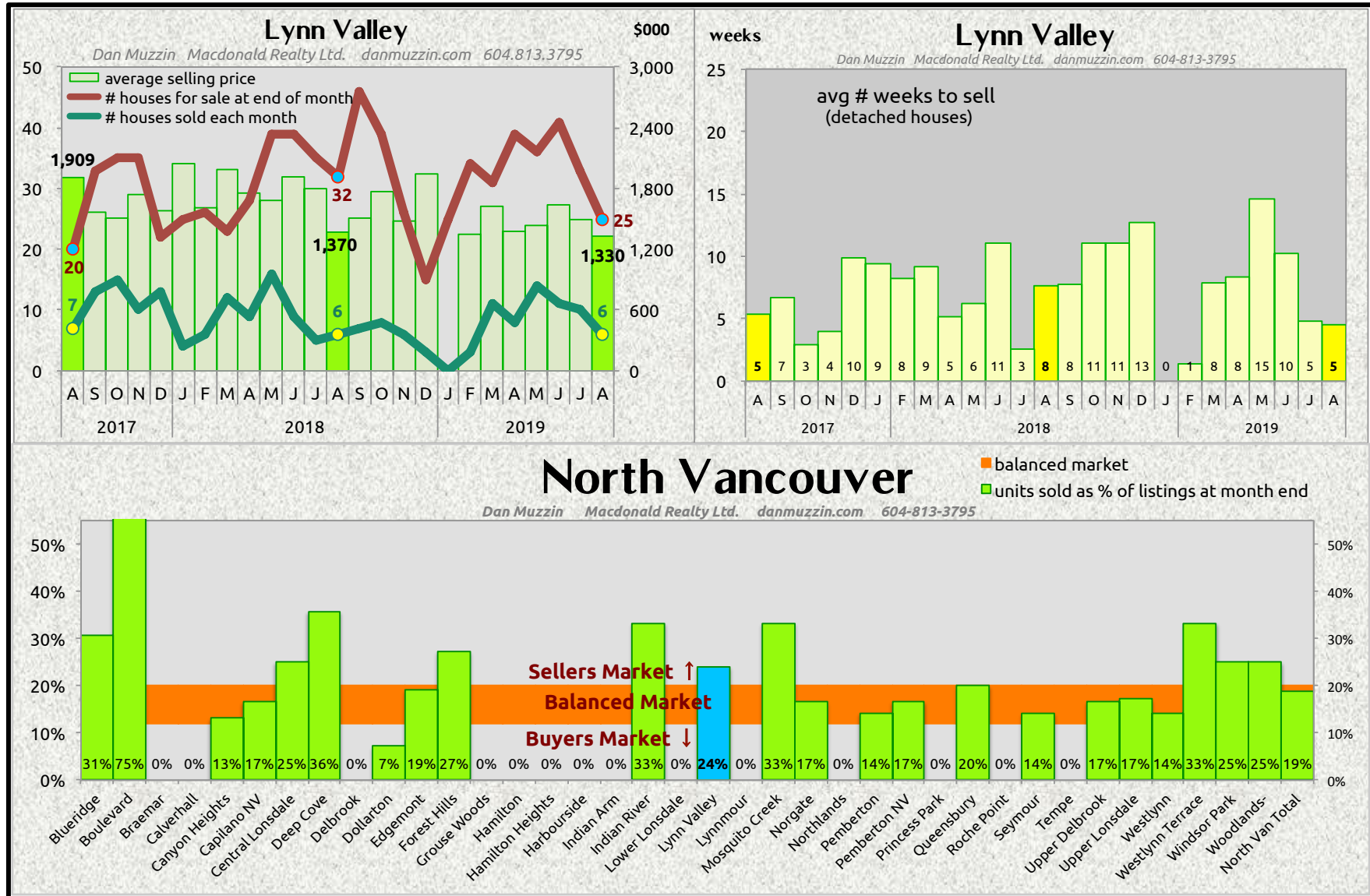


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## Lynn Valley housing snapshot – August 31, 2019

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

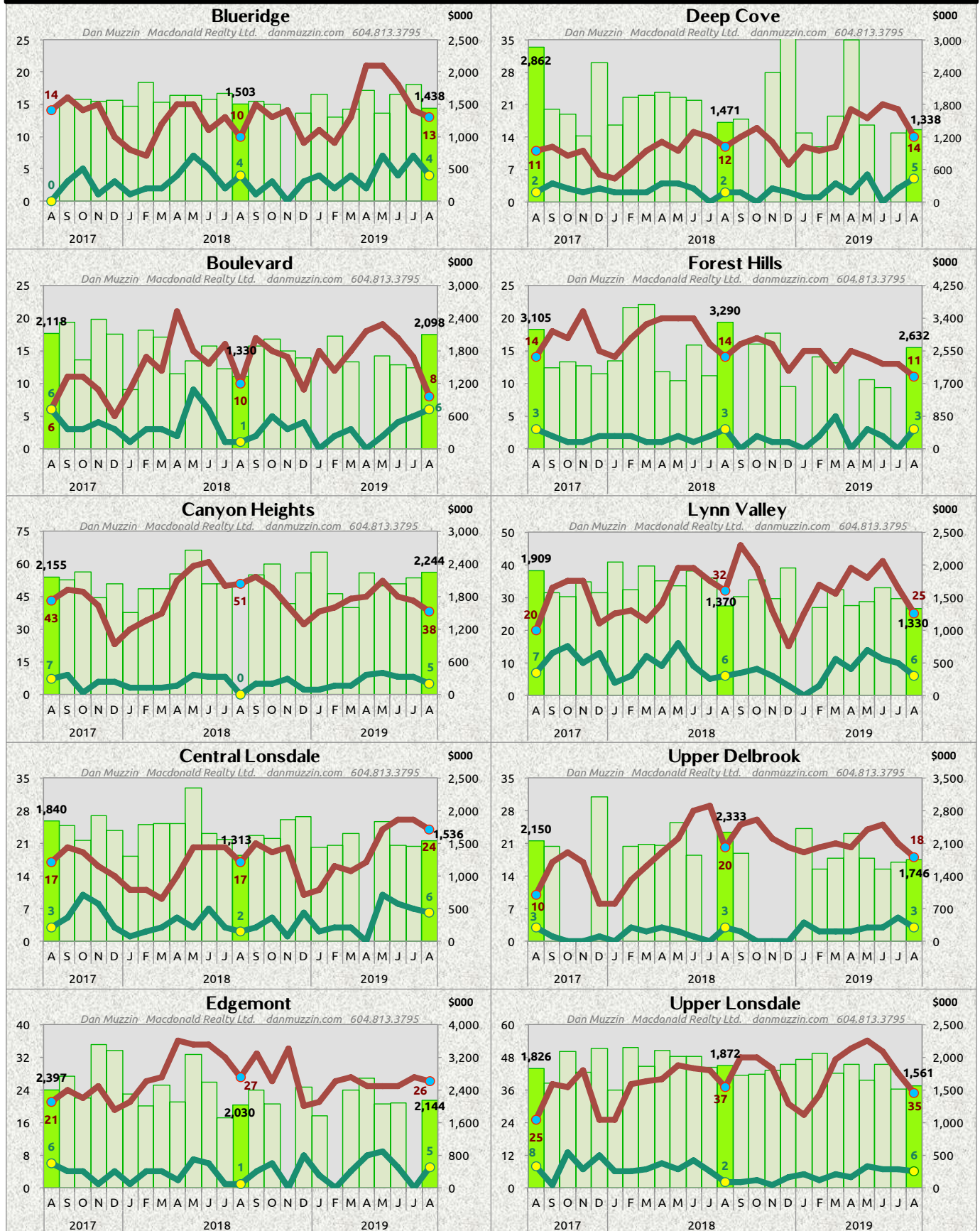


chart data obtained from Real Estate Board of Greater Vancouver

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# sales details for selected West Vancouver neighbourhoods



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