



A Fresh Perspective

August 2014

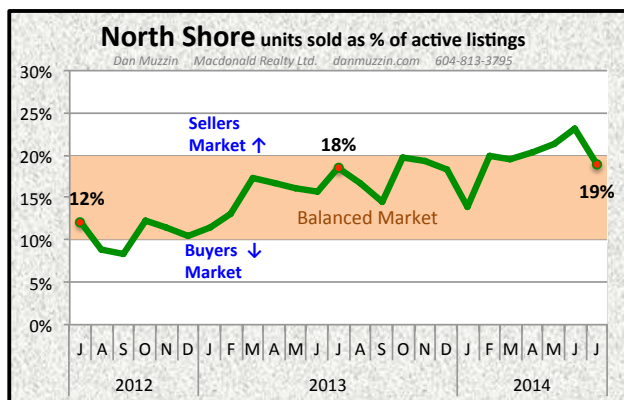
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market update

The Real Estate Board of Greater Vancouver (REBGV) reported total MLS® residential property sales of 3,061 units in July, representing a 10% decline from sales in June, and an increase of 4% compared to July 2013. At 15,617, the total number of residential property listings at July 31 was about 2% fewer than at the end of June, and 6% fewer than at the end of July 2013. At over 19%, the metro MLS® sales-to-active-listings ratio was down from 21% last month and remains consistent with generally balanced market conditions in the region.



North Shore home sales in July, at 315 units, were 21% fewer than in June, and 5% less than in July 2013. The sales-to-active-listings ratio on the North Shore slid to 19%, from 23% in June, reflecting normal sales for this time of year and more properties (of all types) for sale than is usual for July. Sales activity in some neighbourhoods continues to greatly outperform sales in other areas. North Shore houses that sold in July took an average of just over 12 weeks to sell,

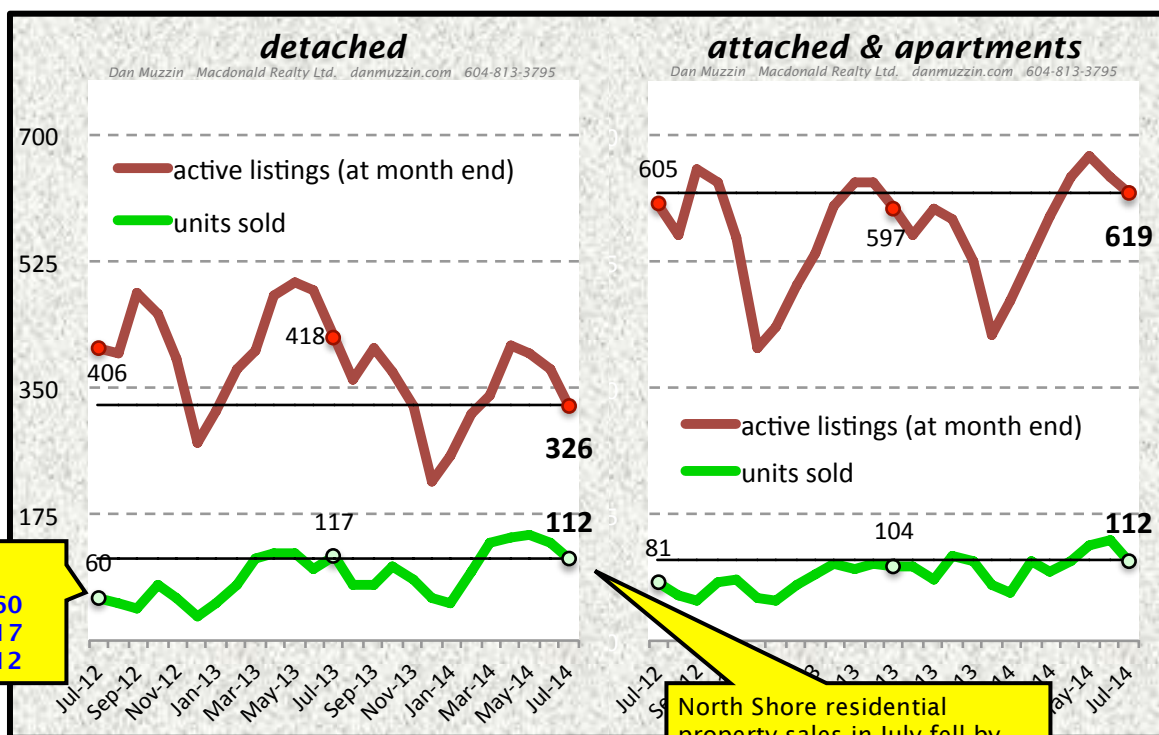
about the same as for June's sales, although quicker than the average of 15 weeks for houses that sold in July 2013. At July 31, there were 1,665 North Shore properties listed for sale (on MLS®) or 4% less than the 1,727 listings at the end of June, and 7% fewer than the 1,795 units for sale at July 31, 2013. Benchmark prices of houses rose by 9% in West Vancouver and by 7% in North Vancouver from those in July 2013.

As prices and market conditions can vary dramatically by neighbourhood, feel free to call me to better understand how the market is doing where YOU live. For the entire July 2014 REBGV market report, visit www.danmuzzin.com/news.html.

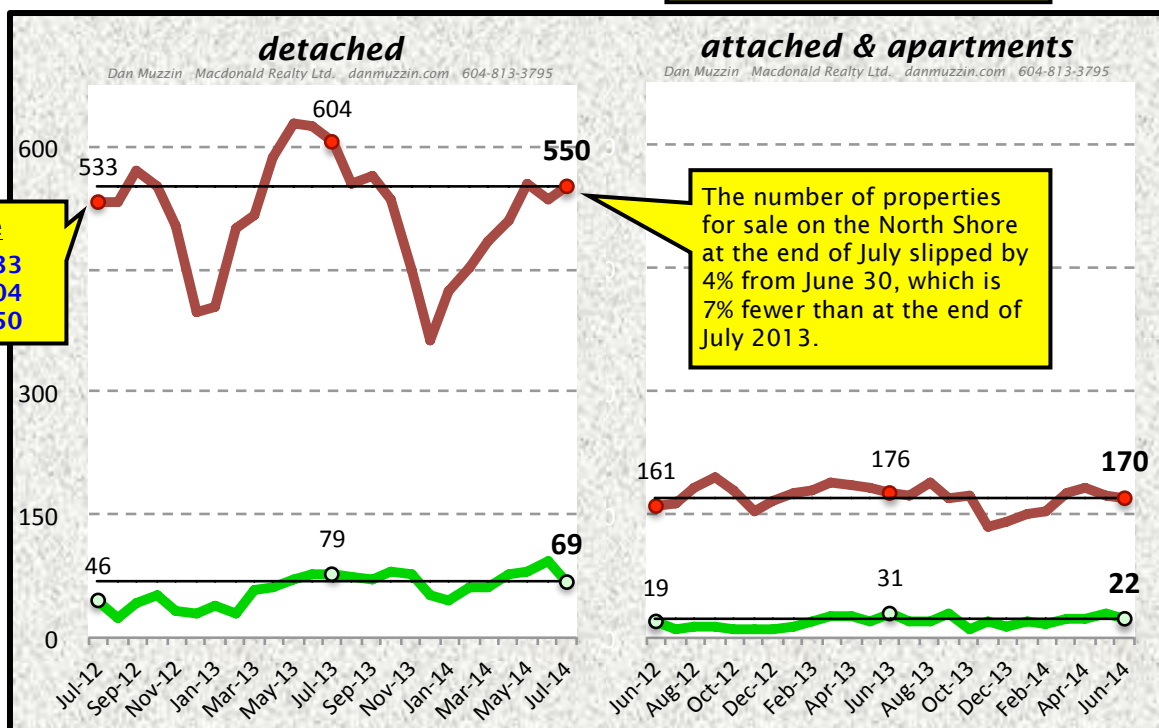


The following charts show the inventory of North Shore homes for sale on the last day of each month from July 2012 to July 2014, and the sales for each month.

North Vancouver



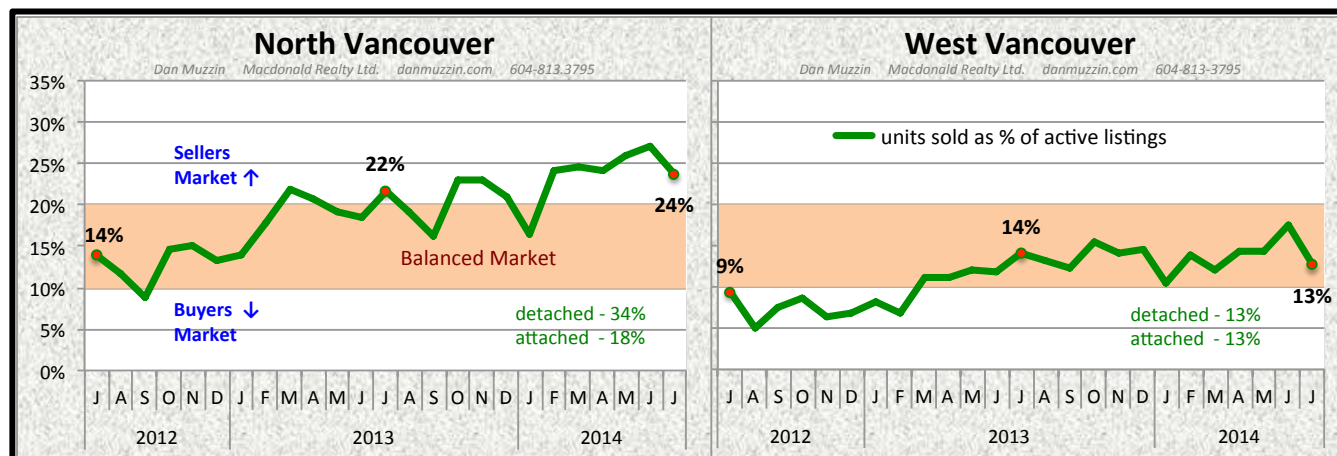
West Vancouver



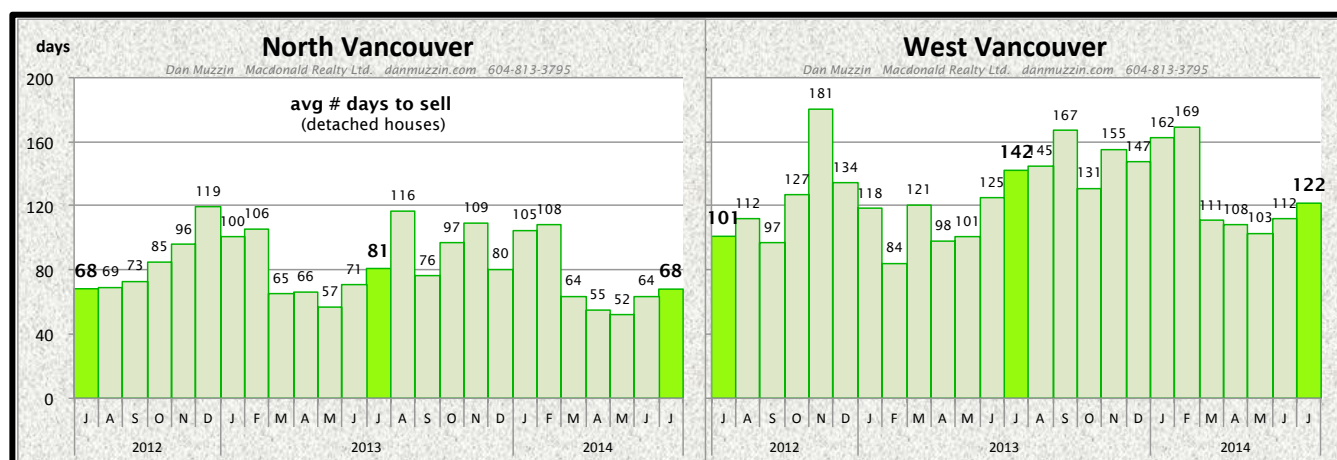


selected sales details

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

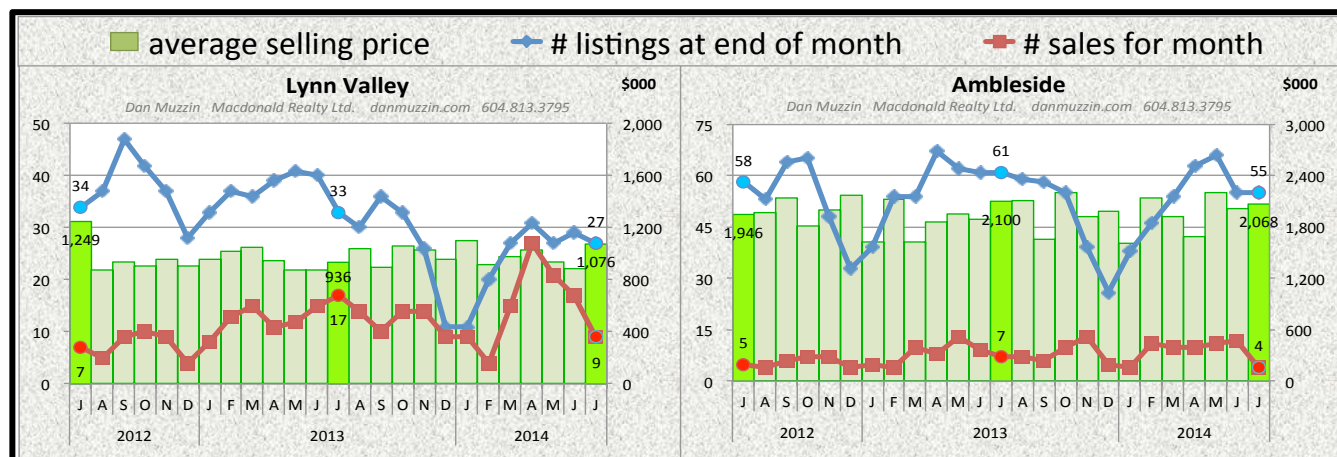


average # of days it took for houses to sell



house sales by neighbourhood

like to know how sales are doing in your neighbourhood? ...call Dan





new transportation plan for metro Vancouver

After years of input, on June 12, 2014, the Mayors' Council on Regional Transportation released a comprehensive new plan "*Regional Transportation Investments – A Vision for Metro Vancouver*". The Mayors' Council represents 23 local elected governments including 21 Metro Vancouver mayors, Tsawwassen First Nation chief and a representative of Electoral Area A, which includes the UBC lands.

The Mayors' Council has created what it believes to be an ambitious but practical vision for the next 30 years and an urgent, equitable and affordable investment and management plan for the next decade. It establishes spending priorities, and recommends new funding mechanisms capable of supporting those priorities.

As travelling efficiency has a direct impact on quality of life in our residential neighbourhoods and on vacancy rates in commercial buildings, implementation of this or an alternative transportation plan will impact property values throughout the region for many years to come. So, for metro Vancouver property owners, present and future, who want to understand what is being proposed, here are some highlights...

- 2 new Light Rail Transit lines in Surrey (\$2.5 billion)
- underground extension of Millenium Line down Broadway from Commercial Drive to Arbutus Street (\$2 billion)
- replace Patullo Bridge (\$1 billion)
- 25% increase in bus service by adding 400 buses to existing fleet of 1,830
- 200 more km of B-Line routes with 11 new limited-stop services
- upgrades to current skytrain and West Coast Express services
- 2,700 km of new bike paths, including 300 km of traffic-separated routes

Specifically concerning the North Shore...

- 50% increase in Seabus service, to every 10 minutes during morning and afternoon peak periods and 15 minutes at other times
- three new B-Lines: Metrotown to Capilano University, Lynn Valley Centre to Downtown Vancouver, and Dundarave to Phibbs Exchange

For complete details click on <http://mayorscouncil.ca/information-centre/>

great value – retirement, knowing when it's time

Can I afford to retire? What will I do with all my time? Should I still work part-time, because I love what I do? Where will I live? Should I move? When? Travelling, golfing, boating, gardening, photography, medical costs, helping out the kids, and possibly long term care ...do I have enough put away to cover everything?

Along with several lifestyle considerations, financial concerns seem to dominate most conversations when it comes time to determining whether it's time to retire.

To help find your way through the financial questions, the Government of Canada has developed what it calls the Canadian Retirement Income Calculator.

Check it out at https://srv111.services.gc.ca/INT_01.aspx