



## A Fresh Perspective

### December 2014

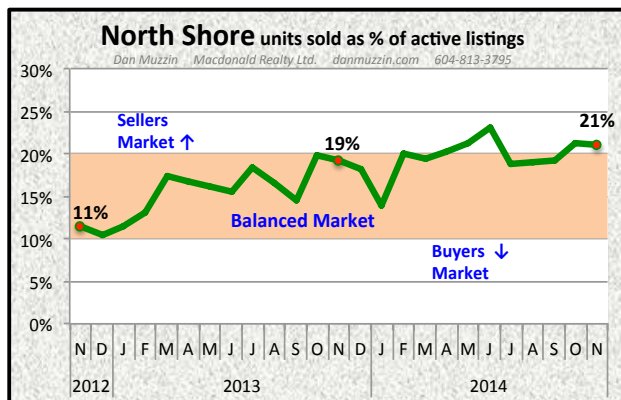
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#### market update

The Real Estate Board of Greater Vancouver (REBGV) reported total MLS® residential property sales of 2,516 units in November, representing an 18% decrease from sales in October, and an increase of 8% compared to November 2013. At 12,553, the total number of residential property listings at November 30 was about 9% fewer than at the end of October, and 10% less than at the end of November 2013. At 20%, the metro MLS® sales-to-active-listings ratio was 3% lower than last month and remains consistent with generally strong market conditions in the region.



**North Shore** home sales in November, at 268 units, were 15% lower than in October, and 5% fewer than in November 2013. The sales-to-active-listings ratio on the North Shore was 21%, same as in October, reflecting solid sales for this time of year and a normal number of properties for sale as at the end of November although, in North Vancouver, there are almost 20% fewer houses for sale than usual at this time of year. North Shore houses that sold in November took

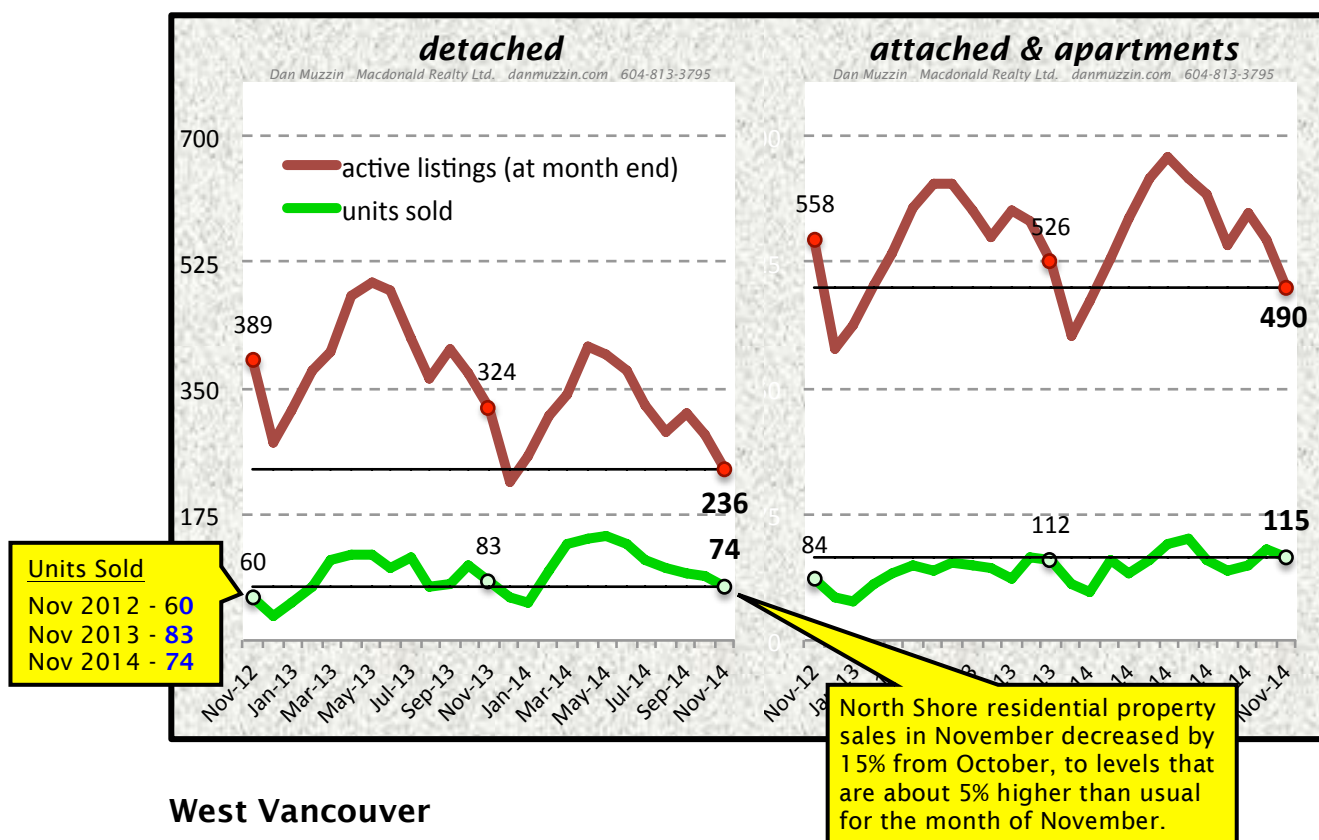
an average of about 18 weeks to sell, 5 weeks slower than October's sales, and about the same as the average of 19 weeks for houses that sold in November 2013. At November 30, there were 1,276 North Shore properties listed for sale (on MLS®) or 13% fewer than the 1,474 listings at the end of October, and 13% fewer than the 1,473 units for sale at November 30, 2013. Benchmark prices of houses rose by 3% in West Vancouver and by 8% in North Vancouver from those in November 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 November 2014 REBGV market report, visit [www.danmuzzin.com/news.html](http://www.danmuzzin.com/news.html).

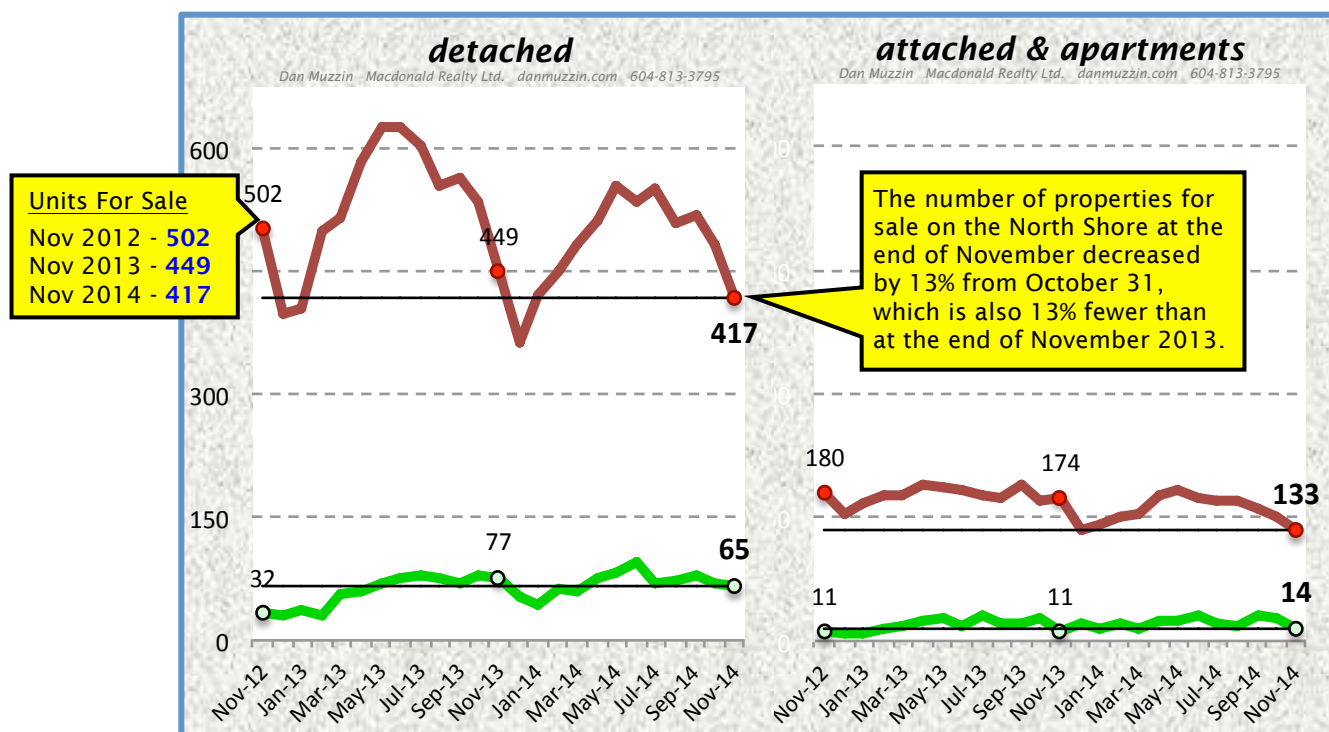


The following charts show the inventory of North Shore homes for sale on the last day of each month from Nov 2012 to Nov 2014, and the sales for each month.

## North Vancouver



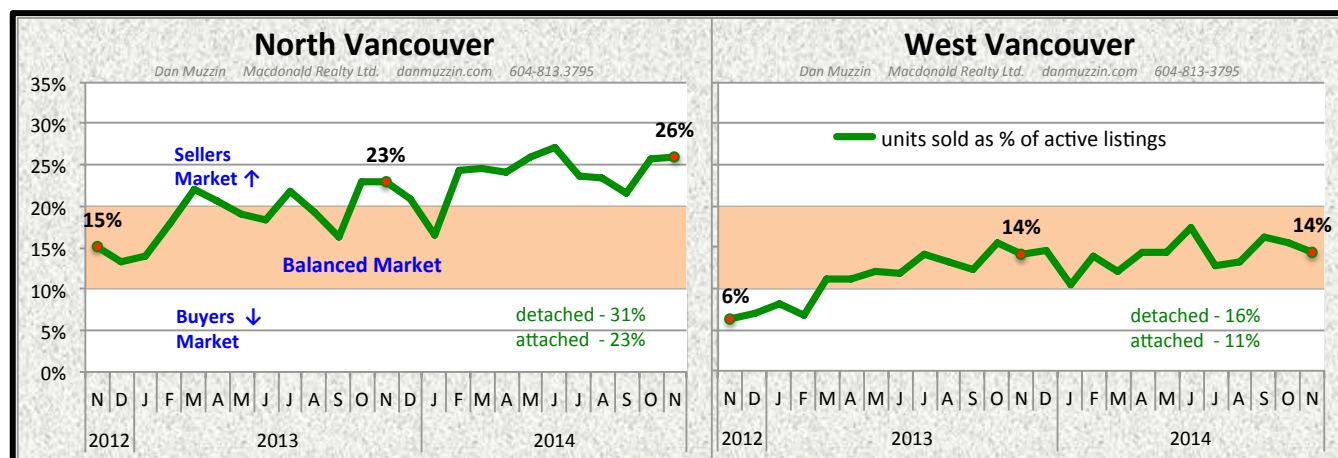
## West Vancouver



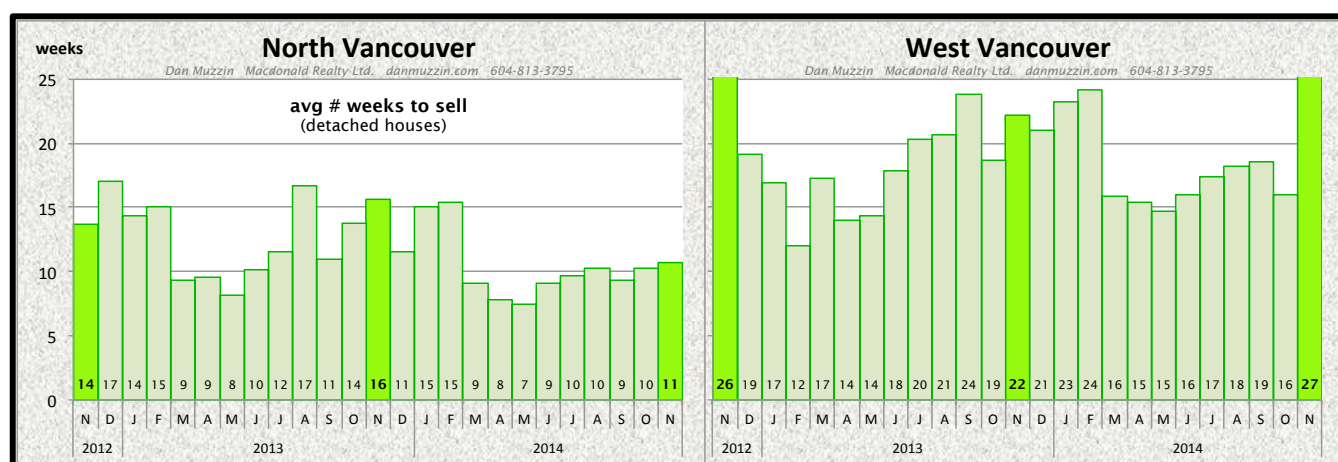


## selected sales details

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

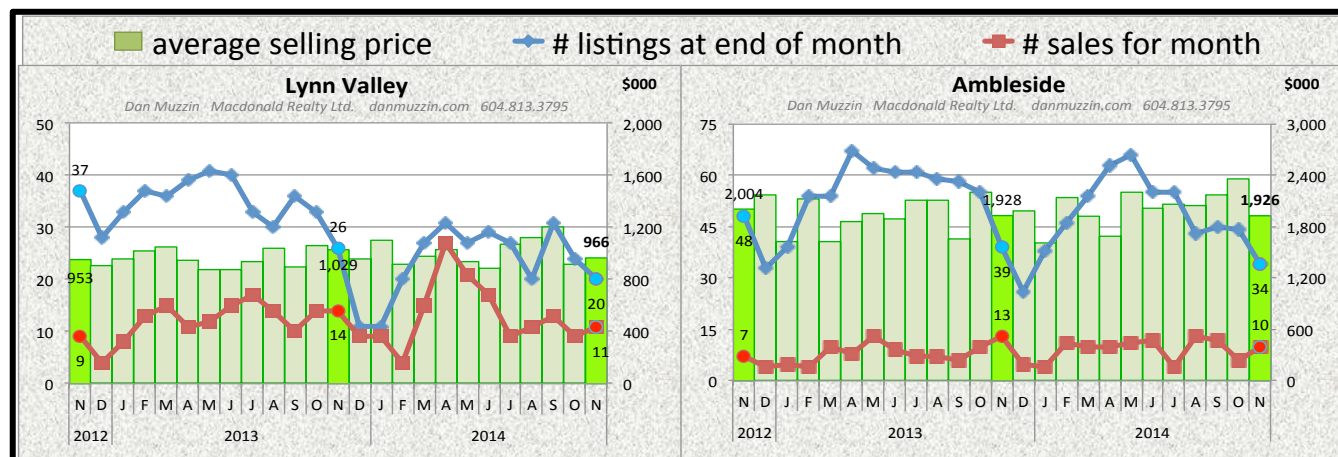


average # of weeks it took for houses to sell



house sales by neighbourhood

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





## Civil Resolution Tribunal (“CRT”)

It is anticipated that BC’s new CRT Act will come into force and the tribunal will begin operations in 2015.

The CRT will provide an accessible forum for the resolution of a wide variety of strata property disputes and small claims. The tribunal will urge people to use a broad range of tools to resolve their disputes as early as possible, and to encourage a collaborative, problem-solving approach to dispute resolution, rather than the traditional adversarial litigation model.

The act provides the CRT authority to resolve:

1. small claims disputes where the parties decide to take the matter to the tribunal instead of the court, up to a maximum value of \$25,000 for:
  - debt or damages;
  - recovery of personal property;
  - specific performance of an agreement relating to personal property or services; or
  - relief from opposing claims to personal property.
2. strata disputes between owners of strata properties and strata corporations for a wide variety of matters such as:
  - non-payment of monthly strata fees or fines;
  - unfair actions by the strata corporation or by people owning more than half of the strata lots in a complex;
  - uneven, arbitrary or non-enforcement of strata bylaws (such as noise, pets, parking, rentals);
  - issues of financial responsibility for repairs and the choice of bids for services;
  - irregularities in the conduct of meetings, voting, minutes or other matters;
  - interpretation of the legislation, regulations or bylaws; and
  - issues regarding the common property.

For more information about the CRT, call Dan or click on [www.civilresolutionbc.ca](http://www.civilresolutionbc.ca).

## great value – auto notification

Buyers love to learn about properties for sale that they feel meet their search criteria, and they especially like to be notified as soon as a new listing comes on the market, or if there is a price change or sale of a property they are interested in.

Happily there are several electronic tools or applications readily available to anyone with a computer or mobile device capable of accessing the internet.

Once you enter your search criteria, the system will automatically email you each time a new listing, that exactly matches your criteria, comes on the market.

The systems can be very useful, although a bit inflexible. For example, if your search criteria includes a request for houses over 2,500 sq ft, and an otherwise perfect new listing comes up, but has only 2,450 sq ft, it will be disregarded.

Would auto notification be useful to you? Call Dan at 604-813-3795.